



**Price**  
**£400,000**

**Freehold**

2x  1x  1x 

**Birch Close, Tunbridge  
Wells, Kent, TN2**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards



## Main features

- Planning permission granted to build another two bed house next door
- Ideal for developers or those looking to add value
- Drive way providing ample off road parking
- Location provides easy motorway links
- Close to local amenities, parks and restaurants

## Accommodation

### GROUND FLOOR

Hallway  
Lounge/Diner: 23'1 x 9'10 (7.04m x 3.00m)  
Kitchen: 13'1 x 5'7 (3.99m x 1.70m)

### FIRST FLOOR

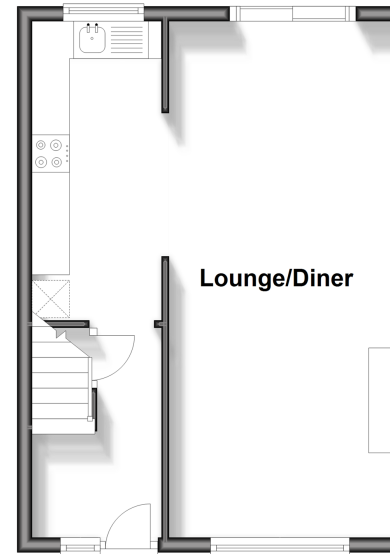
Landing  
Bedroom 1: 16'0 x 9'5 (4.88m x 2.87m)  
Bedroom 2: 13'5 x 9'9 (4.09m x 2.97m)  
Shower Room: 8'1 x 5'5 (2.47m x 1.65m)

### OUTSIDE

Rear Garden  
Off Road Parking

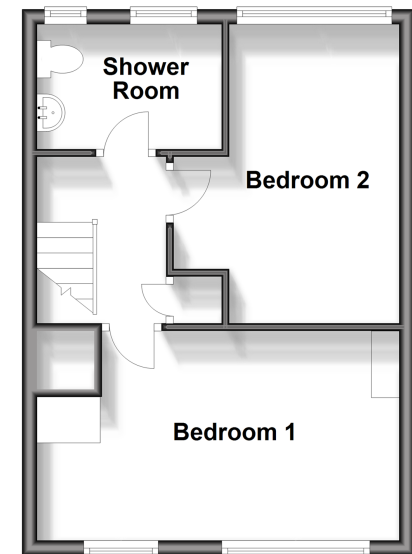
### Ground Floor

Approx. 33.5 sq. metres (361.0 sq. feet)



### First Floor

Approx. 33.9 sq. metres (364.4 sq. feet)



Call Tunbridge Wells - 01892 542767 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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