



**Price**  
**£520,000**

**Freehold**

3x  2x  3x 

**Lambourn Way,  
Tunbridge Wells, Kent,  
TN2**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Spacious living areas
- Shower-room and family bathroom
- Walking distance to local amenities, parks and golf course
- Driveway and large garden
- No forward chain

## Accommodation

### GROUND FLOOR

Porch  
Hallway  
Lounge: 13'6 x 10'10 (4.12m x 3.30m)  
Kitchen: 12'6 x 8'1 (3.81m x 2.47m)  
Dining Room: 10'1 x 9'11 (3.08m x 3.02m)  
Family Room: 17'9 x 8'8 (5.41m x 2.64m)  
Office: 9'1 x 5'8 (2.77m x 1.73m)  
Shower Room

### FIRST FLOOR

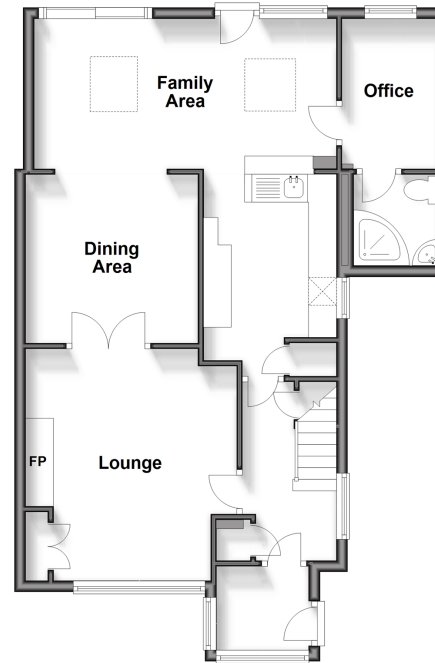
Landing  
Bedroom 1: 12'2 x 10'10 (3.71m x 3.30m)  
Bedroom 2: 10'7 x 9'1 (3.23m x 2.77m)  
Bedroom 3: 9'4 x 7'7 (2.85m x 2.31m)  
Bathroom

### OUTSIDE

Rear Garden  
Off Road Parking

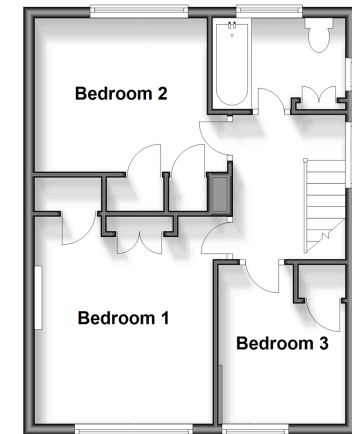
### Ground Floor

Approx. 65.8 sq. metres (708.0 sq. feet)



### First Floor

Approx. 40.8 sq. metres (439.0 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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