



**Guide Price**

**£800,000**

**Freehold**

5x  3x  1x 

**Ferndale, Tunbridge**

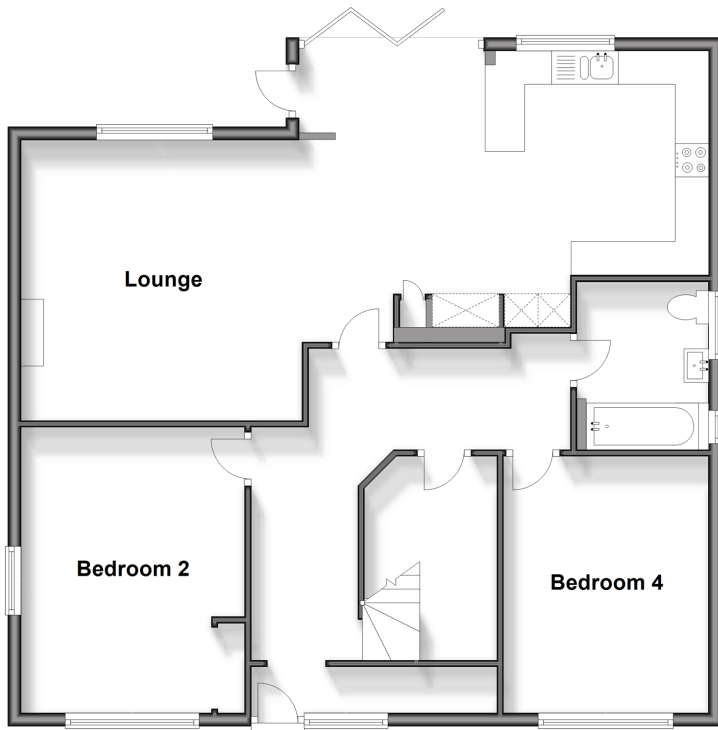
**Wells, Kent, TN2**

**OVER 60?**

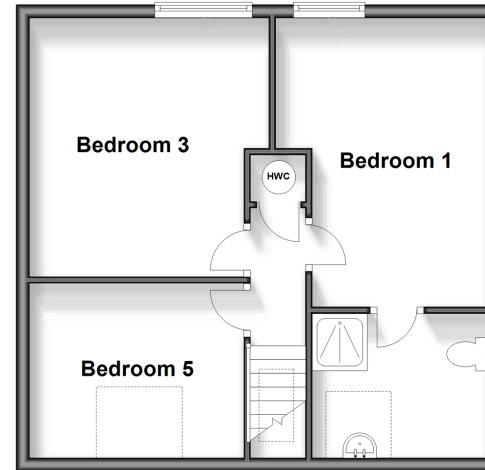
Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards

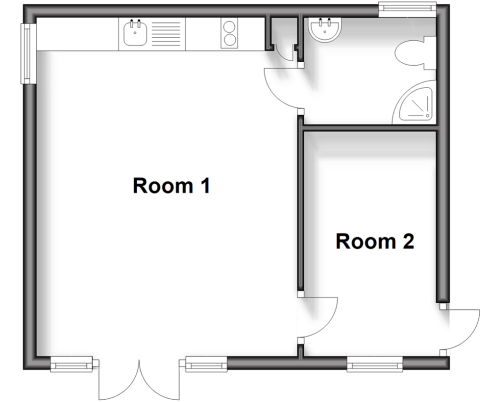
**Ground Floor**  
Approx. 96.5 sq. metres (1039.0 sq. feet)



**First Floor**  
Approx. 45.3 sq. metres (487.3 sq. feet)



**Outbuilding**  
Approx. 30.4 sq. metres (327.5 sq. feet)



## Accommodation

### GROUND FLOOR

Hallway  
Lounge: 18'2 x 12'9 (5.54m x 3.89m)  
Kitchen: 18'4 x 11'0 (5.59m x 3.36m)  
Bedroom 2: 13'10 x 11'0 (4.22m x 3.36m)  
Bedroom 4: 12'6 x 10'6 (3.81m x 3.20m)  
Bathroom: 8'2 x 6'3 (2.49m x 1.91m)

### FIRST FLOOR

Landing  
Bedroom 1: 14'7 x 10'11 (4.45m x 3.33m)  
En Suite Shower Room  
Bedroom 3: 10'7 x 8'7 (3.23m x 2.62m)  
Bedroom 5: 7'9 x 6'6 (2.36m x 1.98m)

### OUTSIDE

Driveway  
Rear Garden

### OUT BUILDING

Room 1: 16'8 x 12'9 (5.08m x 3.89m)  
Room 2: 11'0 x 6'6 (3.36m x 1.98m)  
Shower Room



## Main features

- One bedroom annexe currently used as an Air BNB
- Detached house with spacious bedrooms and en suite shower room
- Large rear garden with raised decking area
- Driveway with parking for 4 cars
- Within easy reach of the town centre

### Nearest Schools

Primary Schools: Temple Grove Academy 0.4 miles, St James' C of E Junior School 0.4 miles, St Barnabas C of E Primary 0.5 miles

Secondary Schools: Beechwood Sacred Heart School 0.3

### Transport Information

Train Stations: High Brooms 1.1 miles, Tunbridge Wells 1.4 miles, Frant 4.3 miles

### Address

Ferndale, Tunbridge Wells, Kent, TN2

### Directions

For directions to this property please contact us.



**Wards**  
Helping you move forwards

Call Tunbridge Wells Branch 01892 542767 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT: D(67) POTENTIAL: B(84)

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