



Guide Price
£400,000

Freehold

3x  2x  2x 

**Clifton Road, Tunbridge
Wells, Kent, TN2**

OVER 60?

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

Wards
Helping you move forwards



Main features

- Beautiful versatile family home in popular location
- Modern updates through out
- Vast rear garden backing onto park
- Walking distance to mainline station
- Close to amenities and sought after schools

Accommodation

GROUND FLOOR

Hallway
Lounge: 12'3 x 10'6 (3.74m x 3.20m)
Bedroom 2: 12'4 x 8'4 (3.76m x 2.54m)

LOWER GROUND FLOOR

Kitchen: 12'5 x 8'9 (3.79m x 2.67m)
Dining Room: 13'8 x 12'4 (4.17m x 3.76m)
Bathroom

FIRST FLOOR

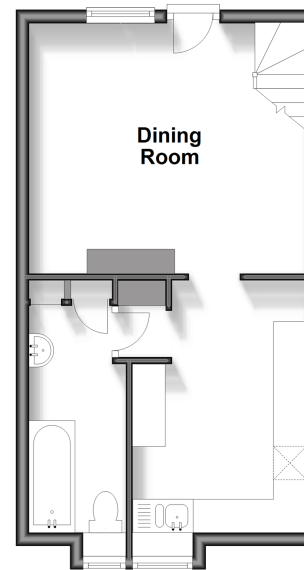
Landing
Bedroom 1: 12'4 x 10'6 (3.76m x 3.20m)
Bedroom 3: 12'3 x 8'4 (3.74m x 2.54m)
Bathroom

OUTSIDE

Rear Garden

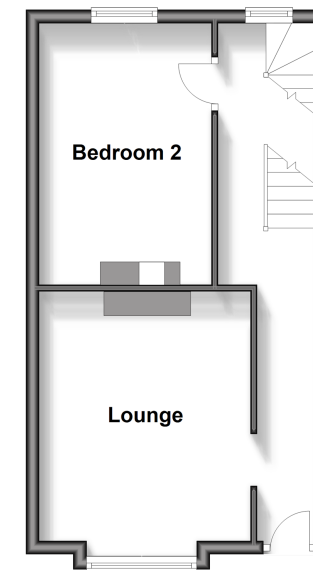
Lower Ground Floor

Approx. 32.8 sq. metres (353.4 sq. feet)



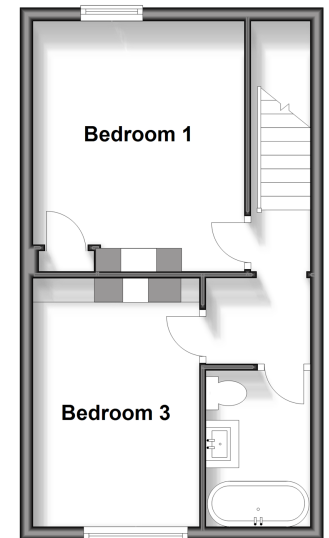
Ground Floor

Approx. 33.2 sq. metres (356.9 sq. feet)



First Floor

Approx. 32.0 sq. metres (344.9 sq. feet)



Call Tunbridge Wells - 01892 542767 ■ 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



14233273/20250225/JD11/GA