



**Guide Price**  
**£400,000**

**Freehold**

2x  1x  1x 

**College Avenue,  
Tonbridge, Kent, TN9**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Well presented home perfect for first time buyers or investors
- Large bright lounge with spiral staircase
- Allocated parking for 2 cars
- Good sized garden with patio area and side access
- Fantastic location - close to High Street, station and Haysden Country Park

## Accommodation

### GROUND FLOOR

- Porch
- Lounge: 15'4 x 12'8 (4.68m x 3.86m)
- Kitchen: 12'5 x 6'8 (3.79m x 2.03m)
- Conservatory: 10'4 x 9'1 (3.15m x 2.77m)

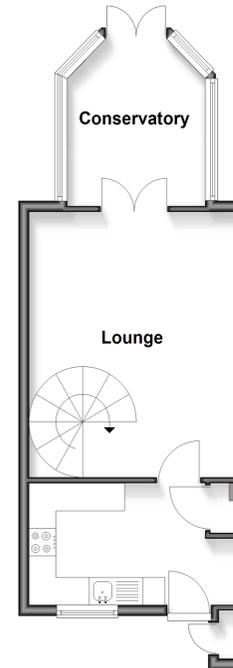
### FIRST FLOOR

- Landing
- Bedroom 1: 12'4 x 7'9 (3.76m x 2.36m)
- Bedroom 2: 12'4 x 6'9 (3.76m x 2.06m)
- Bathroom

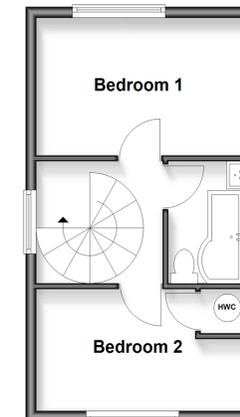
### OUTSIDE

- Allocated Parking
- Rear Garden

**Ground Floor**  
Approx. 35.7 sq. metres (384.5 sq. feet)



**First Floor**  
Approx. 27.8 sq. metres (299.6 sq. feet)



Call Tonbridge - 01732 770755 ■ [wardsofken.co.uk](http://wardsofken.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 50% less, by purchasing a Lifetime Lease

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



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