



**Guide Price**  
**£475,000**

**Freehold**

3x  2x  1x 

**Hillcrest, Tunbridge  
Wells, Kent, TN4**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Beautifully presented family home with spacious double driveway
- Contemporary open-plan layout
- Low-maintenance rear garden with paved patio area
- Generously sized double bedrooms with ample built-in storage
- New build warranty valid until 2028
- Conveniently located within walking distance of local amenities and excellent transport links to London

## Accommodation

### GROUND FLOOR

Hallway  
 Lounge: 15'1 x 10'1 (4.60m x 3.08m)  
 Kitchen/Diner: 16'5 x 8'2 (5.01m x 2.49m)  
 Downstairs Cloakroom

### FIRST FLOOR

Landing  
 Bedroom 2: 12'7 x 9'8 (3.84m x 2.95m)  
 Bedroom 3: 13'4 x 7'6 (4.07m x 2.29m)  
 Bathroom

### SECOND FLOOR

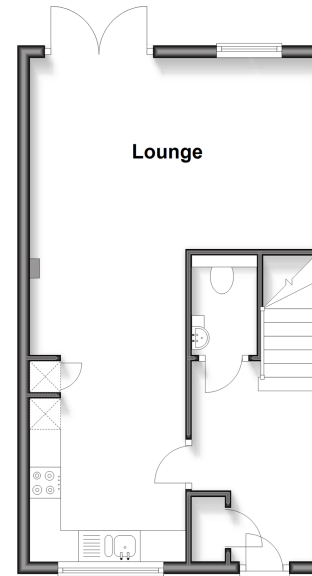
Landing  
 En Suite Shower Room  
 Bedroom 1: 12'8 x 10'8 (3.86m x 3.25m)

### OUTSIDE

Off Road Parking  
 Rear Garden

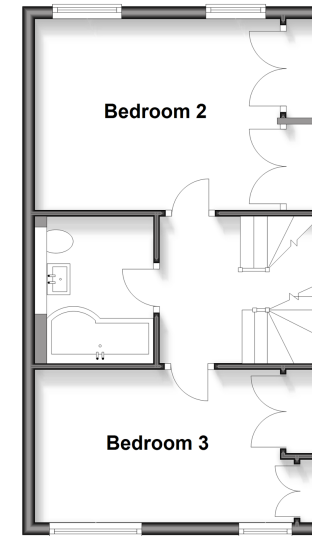
### Ground Floor

Approx. 37.4 sq. metres (402.7 sq. feet)



### First Floor

Approx. 37.4 sq. metres (402.7 sq. feet)



### Second Floor

Approx. 29.0 sq. metres (312.2 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 50% less, by purchasing a Lifetime Lease

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



14239426/20251004/NR/ER