



**Guide Price**  
**£550,000**

**Freehold**

3x  2x  2x 

**Nightingale Lane, Ide  
Hill, Sevenoaks, Kent,  
TN14**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Unique bungalow within picturesque setting
- Off-road parking to front
- Beautiful private garden
- Excellent potential to add further (subject to consents)
- Spacious lounge overlooking the garden

## Accommodation

### GROUND FLOOR

Hallway  
 Bedroom 3: 11'8 x 9'1 (3.56m x 2.77m)  
 Dining Room: 12'11 x 11'9 (3.94m x 3.58m)  
 Kitchen: 12'0 x 11'8 (3.66m x 3.56m)  
 Utility Room: 6'11 x 6'9 (2.11m x 2.06m)  
 Bedroom 2: 13'1 x 9'1 (3.99m x 2.77m)  
 Bedroom 1: 12'1 x 11'9 (3.69m x 3.58m)  
 En Suite Shower Room  
 Bathroom  
 Lounge: 19'2 x 17'5 (5.85m x 5.31m)

### OUTSIDE

Rear Garden  
 Driveway

**Ground Floor**  
 Approx. 126.0 sq. metres (1356.0 sq. feet)



**Call Tonbridge - 01732 770755 ■ [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