



**Guide Price**  
**£550,000**

**Freehold**

3x  2x  2x 

**Tonbridge Road,  
Wateringbury, Kent,  
ME18**

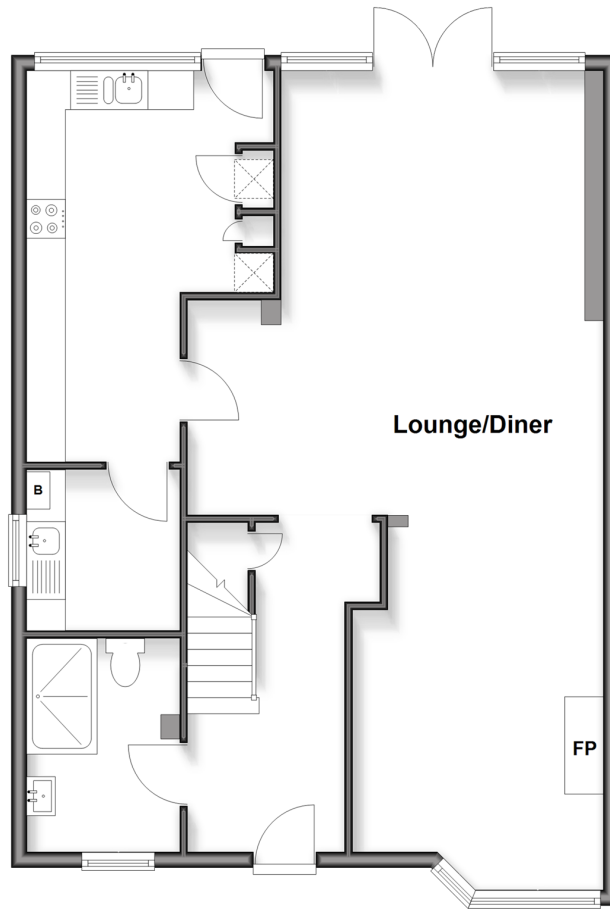
**OVER 60?**

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

*Wards*  
Helping you move forwards

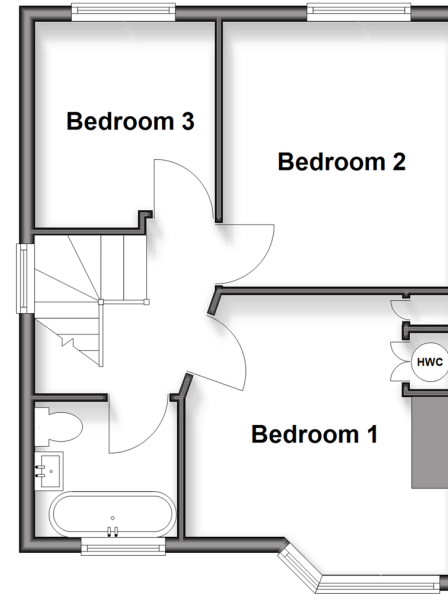
## Ground Floor

Approx. 75.8 sq. metres (816.1 sq. feet)



## First Floor

Approx. 36.6 sq. metres (393.8 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge/Diner: 18'8 x 16'9 (5.69m x 5.11m)

Reception Room: 15'5 x 11'2 (4.70m x 3.41m)

Shower Room

Kitchen: 18'5 x 10'2 (5.62m x 3.10m)

Utility Room: 7'1 x 6'9 (2.16m x 2.06m)

### FIRST FLOOR

Landing

Bedroom 1: 13'1 x 11'2 (3.99m x 3.41m)

Bedroom 2: 10'10 x 9'2 (3.30m x 2.80m)

Bedroom 3: 8'6 x 7'3 (2.59m x 2.21m)

Bathroom

### OUTSIDE

Front & Rear Garden

Driveway



## Main features

- Outstanding rear views overlooking the picturesque valley & beyond
- Semi-detached house set on a generous plot size of [0.2932 acres)
- Immaculate modern condition
- Superb open plan living space and modern kitchen
- Spacious utility room
- Private driveway for multiple cars



### Nearest Schools

Primary Schools: Wateringbury C of E Primary 0.5 miles, The Discovery School 1.3 miles, Kings Hill School 1.8 miles  
Secondary Schools: The Malling School 2.5 miles, Bower Grove School 2.6 miles, Oakwood Park Grammar School 3.0 miles



### Transport Information

Train Stations: Wateringbury 0.3 miles, Yalding 2.0 miles, East Malling 2.2 miles



### Address

Tonbridge Road, Wateringbury, Kent, ME18



### Directions

For directions to this property please contact us.



**Wards**  
Helping you move forwards

Call Kings Hill Branch 01732 22211 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)



■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding

■ 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(66) POTENTIAL: C(78)

12405454/20260523/SW/BC