



Guide Price
£400,000

Freehold

3x  2x  2x 

**Shirley Grove,
Tunbridge Wells, Kent,
TN4**

OVER 60?

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

Wards
Helping you move forwards



Main features

- Chain free
- Spacious bedrooms
- Excellent transport links
- Open plan living
- Outbuilding perfect for home office

Accommodation

GROUND FLOOR

Entrance Hall
Cloakroom
Kitchen/Dining Room: 19'4 x 18'4 (5.90m x 5.59m)
Lounge: 16'5 x 14'2 (5.01m x 4.32m)
Family Room: 8'3 x 8'2 (2.52m x 2.49m)

FIRST FLOOR

Landing
Bedroom 1: 14'2 x 11'11 (4.32m x 3.63m)
En-Suite Shower Room
Bedroom 2: 10'7 x 9'5 (3.23m x 2.87m)
Bedroom 3 : 10'6 x 6'7 (3.20m x 2.01m)
Family Bathroom

SECOND FLOOR

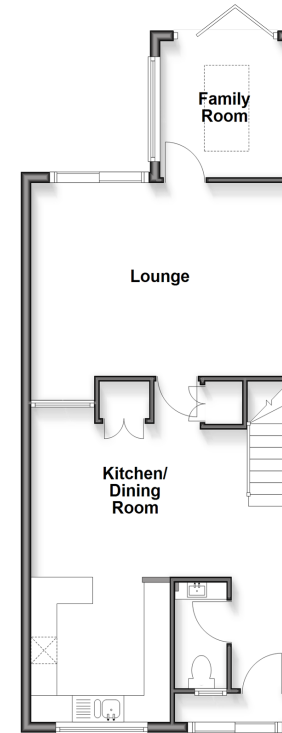
Loft Room: 13'0 x 9'9 (3.97m x 2.97m)

OUTSIDE

Garden Office
Rear Garden
Garage en bloc

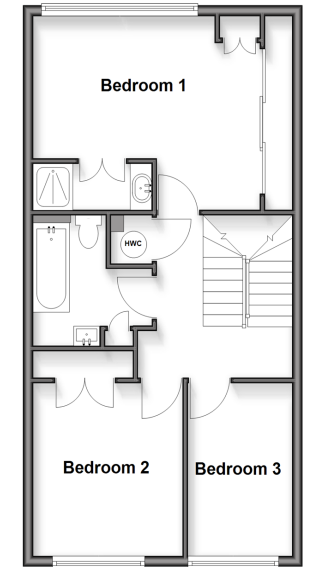
Ground Floor

Approx. 57.3 sq. metres (617.2 sq. feet)



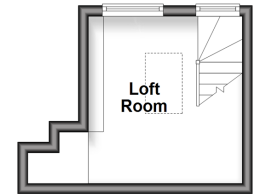
First Floor

Approx. 50.7 sq. metres (545.6 sq. feet)



Second Floor

Approx. 10.2 sq. metres (110.3 sq. feet)



Call Tunbridge Wells - 01892 542767 ■ wardsofkent.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



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