



**OVER 60?**

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

**Price**  
**£325,000**

**Freehold**

3x  1x  2x 

**Commercial Road,  
Paddock Wood,  
Tonbridge, Kent, TN12**

*Wards*  
Helping you move forwards



## Main features

- A short walk from Paddock Wood mainline station with direct links in to London
- Open plan living and dining space
- Well presented private garden to the rear
- Sought after location in the heart of the village
- Permit parking available

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 12'0 x 11'11 (3.66m x 3.63m) narrowing to 10'11 x 8'5 (3.33m x 2.57m)

Dining Area: 12'0 (3.66m) narrowing to 9'3 (2.82m) x 10'11 (3.33m)

Kitchen: 9'10 x 6'0 (3.00m x 1.83m)

Bathroom: 6'0 x 5'5 (1.83m x 1.65m)

### FIRST FLOOR

Landing

Bedroom 2: 11'11 (3.63m) x 11'11 (3.63m) narrowing to 10'10 (3.30m)

Bedroom 3: 10'10 (3.30m) x 6'3 (1.91m) narrowing to 5'1 (1.55m)

### SECOND FLOOR

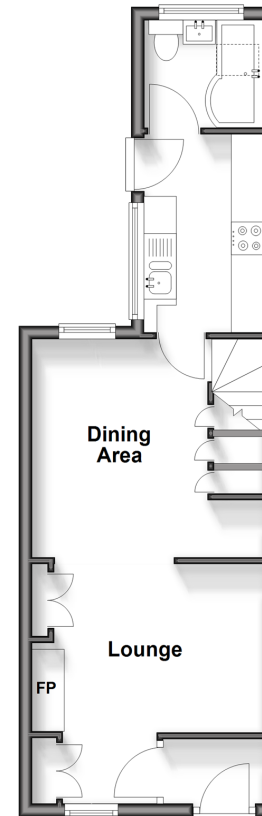
Bedroom 1: 14'2 x 10'8 (4.32m x 3.25m)

### OUTSIDE

Garden

### Ground Floor

Approx. 34.4 sq. metres (370.2 sq. feet)



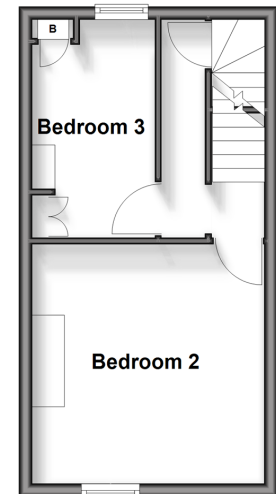
### Second Floor

Approx. 15.1 sq. metres (162.5 sq. feet)



### First Floor

Approx. 25.4 sq. metres (273.2 sq. feet)



**Call Paddock Wood - 01892 836877 ■ [wardsokent.co.uk](http://wardsokent.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



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