



**Guide Price**  
**£240,000**

**Freehold**

1x  1x  1x 

**College Avenue,  
Tonbridge, Kent, TN9**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Charming property in sought after location
- Close to the station and local amenities
- Ideal for first time buyers and investors
- Bright and spacious throughout
- Allocated parking space and garden

## Accommodation

### GROUND FLOOR

Porch  
Lounge/Kitchen: 16'7 x 14'0 (5.06m x 4.27m)

### FIRST FLOOR

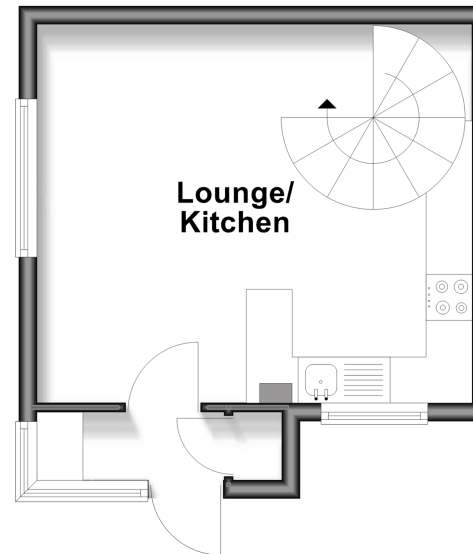
Landing  
Bedroom : 13'2 x 7'5 (4.02m x 2.26m)  
Bathroom

### OUTSIDE

Front Garden  
Off Road Parking

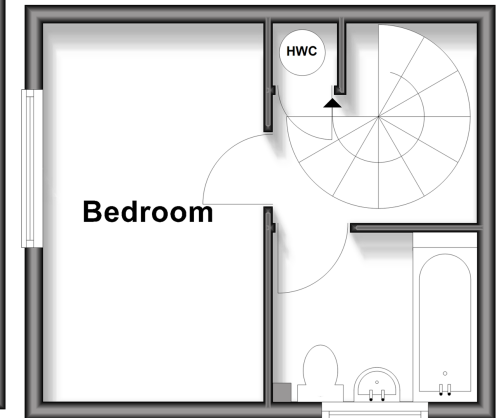
### Ground Floor

Approx. 21.7 sq. metres (233.9 sq. feet)



### First Floor

Approx. 19.5 sq. metres (209.8 sq. feet)



Call Tonbridge - 01732 770755 ■ [wardsof Kent.co.uk](http://wardsof Kent.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



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