



**Guide Price**  
**£450,000**

**Freehold**

2x  1x  1x 

**Birch Close,  
Hildenborough,  
Tonbridge, Kent, TN11**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Catchment area for outstanding primary and secondary schools
- Mainline railway stations at Hildenborough, Tonbridge or Sevenoaks
- Bus routes to neighbouring towns Tonbridge & Sevenoaks with a wealth of amenities
- Chain free

## Accommodation

### GROUND FLOOR

Entrance Hall

Dining Room: 11'8 x 10'7 (3.56m x 3.23m)

Lounge: 16'7 x 12'7 (5.06m x 3.84m)

Kitchen: 11'6 x 10'2 (3.51m x 3.10m)

Utility Room: 10'0 x 7'4 (3.05m x 2.24m)

Bedroom 1: 12'7 x 12'6 (3.84m x 3.81m)

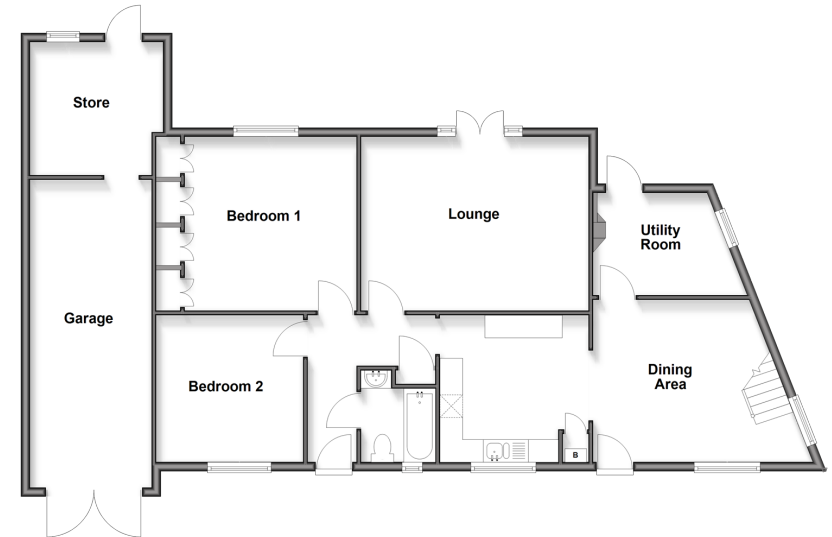
Bedroom 2: 10'7 x 10'6 (3.23m x 3.20m)

### OUTSIDE

Front and Rear Gardens

Garage and Driveway

**Ground Floor**  
Approx. 119.2 sq. metres (1283.5 sq. feet)



**First Floor**  
Approx. 52.0 sq. metres (559.5 sq. feet)



**Call Tonbridge - 01732 770755 ■ [wardsofkent.co.uk](http://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



14130335/20260818/HG/HG