



**Guide Price**  
**£585,000**

**Freehold**

4x  2x  2x 

**Station Road,  
Goudhurst, Cranbrook,  
Kent, TN17**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Well presented house with plenty of living space
- Bi-folding doors leading out to the garden with patio area
- Bedroom 1 with en-suite and dressing area
- Situated in sought after location
- Large Driveway and double garage

## Accommodation

### GROUND FLOOR

Breakfast Area/Kitchen: 19'7 x 11'11 (5.97m x 3.63m)  
 Utility : 10'2 x 9'9 (3.10m x 2.97m)  
 Sitting Area : 12'11 x 11'8 (3.94m x 3.56m)  
 Lounge/Diner: 24'7 x 12'5 (7.50m x 3.79m)

### FIRST FLOOR

Landing  
 Bedroom 2: 11'6 x 8'3 (3.51m x 2.52m)  
 Bedroom 3: 10'9 x 9'2 (3.28m x 2.80m)  
 Bedroom 4: 10'10 x 9'2 (3.30m x 2.80m)  
 Bathroom: 8'8 x 6'8 (2.64m x 2.03m)

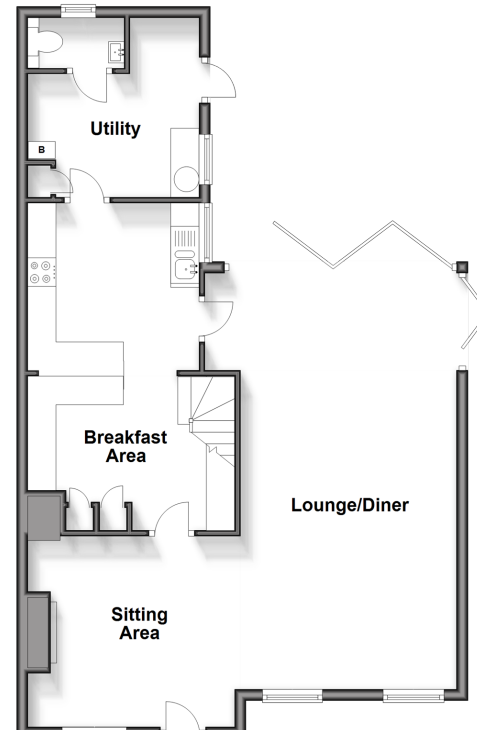
### SECOND FLOOR

Bedroom 1: 13'11 x 11'3 (4.24m x 3.43m)  
 En-Suite Bathroom

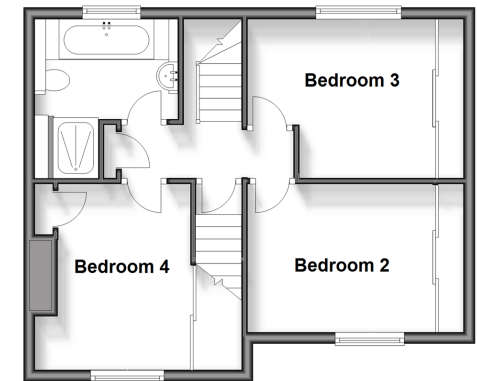
### OUTSIDE

Double Garage and Driveway  
 Rear Garden with patio area

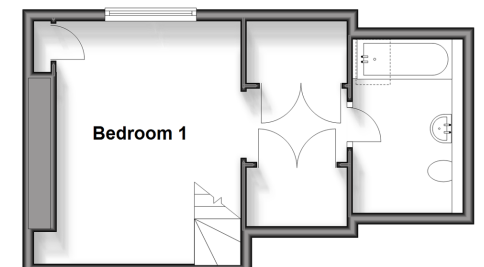
**Ground Floor**  
 Approx. 71.5 sq. metres (769.1 sq. feet)



**First Floor**  
 Approx. 44.1 sq. metres (475.1 sq. feet)



**Second Floor**  
 Approx. 28.6 sq. metres (308.1 sq. feet)



Call Staplehurst - 01580 893322 ■ [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 59% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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