



Guide Price
£575,000

Freehold

4x  2x  1x 

**Sergison Crescent,
Staplehurst, Tonbridge,
Kent, TN12**

OVER 60?

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

Wards
Helping you move forwards



Main features

- Approximately 5 years NHBC remaining
- Converted part of the garage into an office
- Conservatory providing additional living space
- Fitted wardrobes and en-suite from Bedroom 1
- Walking distance to train station

Accommodation

GROUND FLOOR

- Entrance Hall
- Kitchen/Diner: 25'5 x 12'0 (7.75m x 3.66m)
- Utility: 6'5 x 6'3 (1.96m x 1.91m)
- Cloakroom: 6'5 x 3'3 (1.96m x 0.99m)
- Lounge: 21'0 x 11'7 (6.41m x 3.53m)
- Conservatory: 10'11 x 8'3 (3.33m x 2.52m)

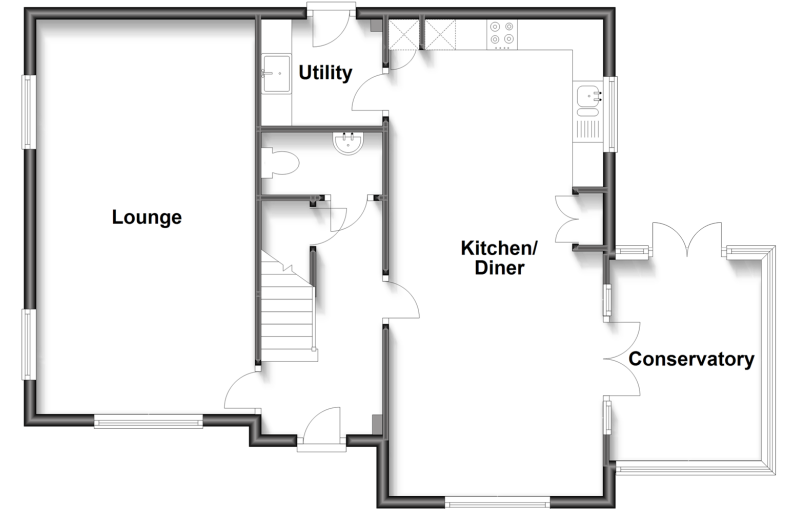
FIRST FLOOR

- Landing
- Bedroom 1: 11'9 x 11'7 (3.58m x 3.53m)
- En-suite shower room: 8'0 x 4'6 (2.44m x 1.37m)
- Bedroom 2: 11'5 x 10'2 (3.48m x 3.10m)
- Bedroom 3: 11'11 x 8'7 (3.63m x 2.62m)
- Bedroom 4: 11'10 x 9'2 (3.61m x 2.80m)
- Bathroom: 8'0 x 6'7 (2.44m x 2.01m)

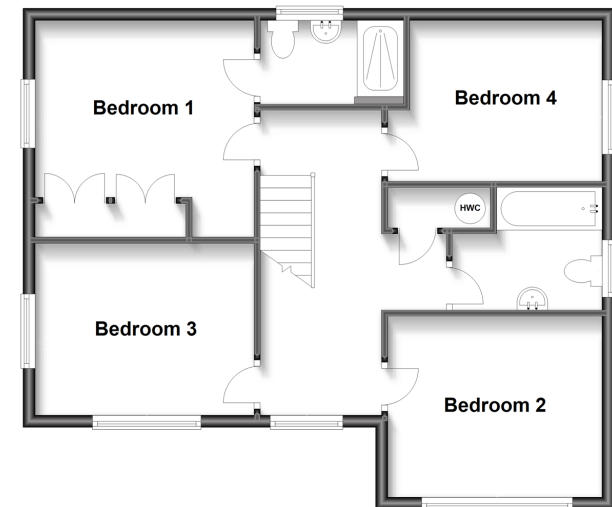
OUTSIDE

- Garage/Office: 11'4 x 8'0 (3.46m x 2.44m)
- Front and Rear Gardens

Ground Floor
Approx. 73.5 sq. metres (791.6 sq. feet)



First Floor
Approx. 64.4 sq. metres (693.6 sq. feet)



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



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