



**Price**  
**£325,000**

**Freehold**

3x  1x  2x 

**Usborne Close,  
Staplehurst, Tonbridge,  
Kent, TN12**

**OVER 60?**

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

**Wards**  
Helping you move forwards





## Main features

- Chain Free house
- Renovation project property
- Large corner plot
- Viewings are highly recommended as this home has huge potential
- Walking distance to local primary school, shops, amenities and mainline train station

## Accommodation

### GROUND FLOOR

Hallway

Kitchen: 9'7 x 8'6 (2.92m x 2.59m)

Dining Room: 8'11 x 8'5 (2.72m x 2.57m)

Lounge: 14'6 x 13'1 (4.42m x 3.99m)

### FIRST FLOOR

Landing

Bedroom 1: 11'1 x 11'0 (3.38m x 3.36m)

Bedroom 2: 11'0 x 8'11 (3.36m x 2.72m)

Bedroom 3: 7'10 x 6'4 (2.39m x 1.93m)

Bathroom : 6'4 x 5'9 (1.93m x 1.75m)

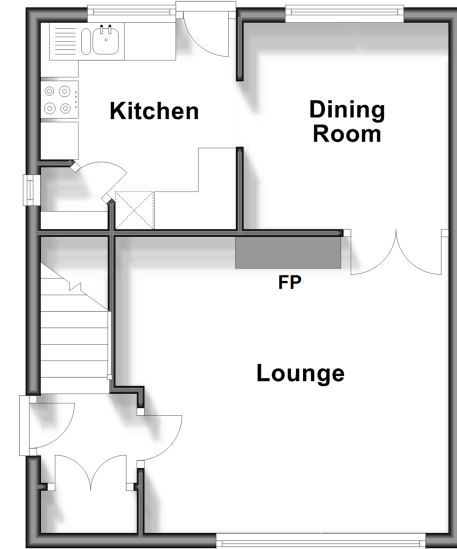
### OUTSIDE

Garage and Driveway

Front and Rear Garden

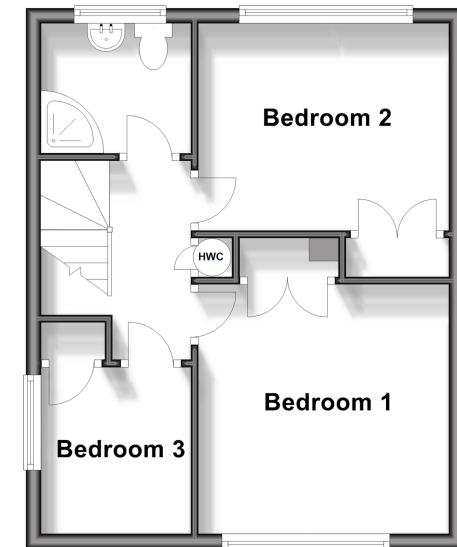
## Ground Floor

Approx. 36.8 sq. metres (396.4 sq. feet)



## First Floor

Approx. 36.8 sq. metres (396.4 sq. feet)



**Call Staplehurst - 01580 893322 ■ [wardsofkent.co.uk](http://wardsofkent.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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