



**Price**  
**£650,000**

**Freehold**

4x  2x  2x 

**Hegarty Way,  
Staplehurst, Tonbridge,  
Kent, TN12**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- **Immaculate detached house situated on the popular Dickins Gate development**
- **Large kitchen diner with separate utility room**
- **Bedroom 1 with ensuite, family bathroom and downstairs cloakroom**
- **Separate lounge and study, ideal for those working from home**
- **Private rear garden with newly added slate patio**

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Kitchen/Diner: 20'1 x 14'3 (6.13m x 4.35m)  
 Utility Room: 9'0 x 5'2 (2.75m x 1.58m)  
 Lounge: 19'0 x 12'2 (5.80m x 3.71m)  
 Study: 9'6 x 7'8 (2.90m x 2.34m)  
 Cloakroom: 5'1 x 5'0 (1.55m x 1.53m)

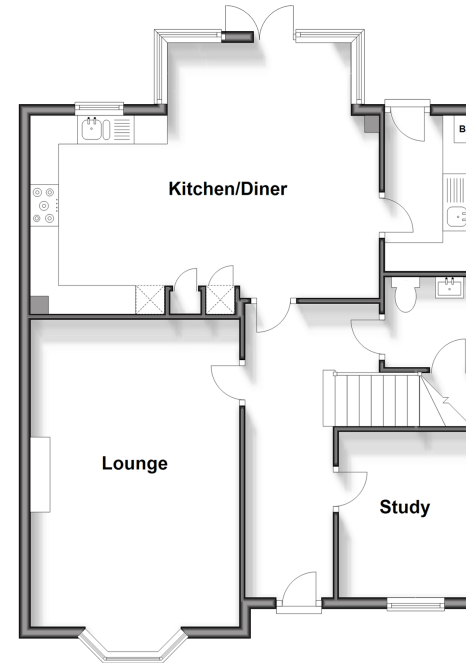
### FIRST FLOOR

Landing  
 Bedroom 1: 14'10 x 12'1 (4.52m x 3.69m)  
 En-suite Shower Room: 7'1 x 4'5 (2.16m x 1.35m)  
 Bedroom 2: 14'4 x 10'2 (4.37m x 3.10m)  
 Bedroom 3: 13'4 x 9'0 (4.07m x 2.75m)  
 Bedroom 4: 10'2 x 9'0 (3.10m x 2.75m)  
 Bathroom: 8'9 x 7'7 (2.67m x 2.31m)

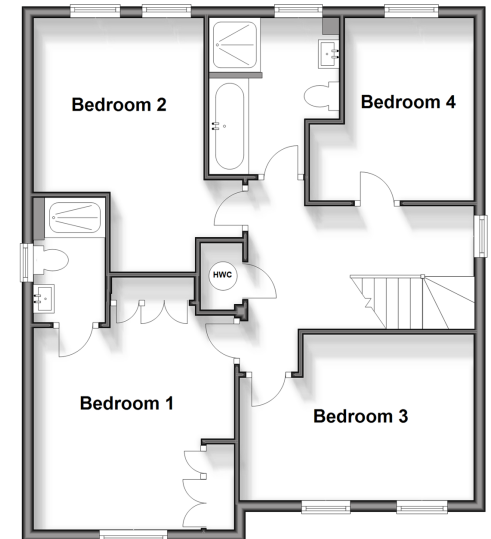
### OUTSIDE

Garage and Driveway  
 Front and Rear Gardens

**Ground Floor**  
 Approx. 72.1 sq. metres (776.2 sq. feet)



**First Floor**  
 Approx. 67.7 sq. metres (728.6 sq. feet)



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