

**Price**

**£795,000**

**Freehold**

4x  2x  2x 

**Frittenden Road,  
Staplehurst, Tonbridge,  
Kent, TN12**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Enviaable location walkable to local amenities and station
- Generous, secluded, mature gardens
- Garage and ample off-street parking
- Large kitchen/diner with additional utility room
- Well-proportioned and presented accommodation throughout
- Cranbrook School catchment area

## Accommodation

### GROUND FLOOR

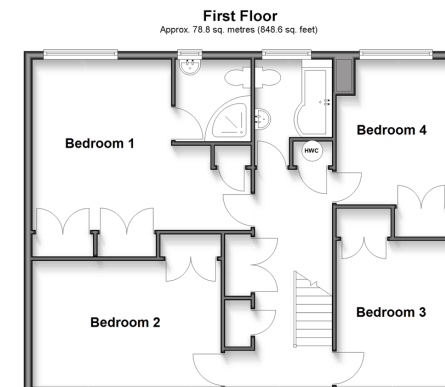
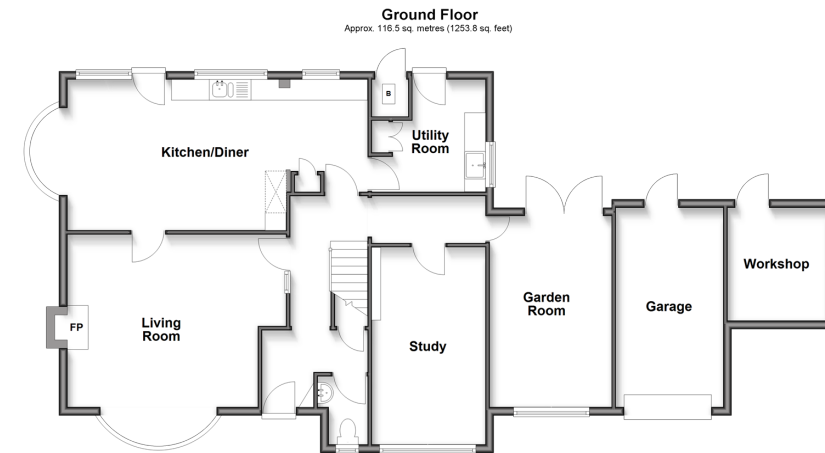
Entrance Hall  
Cloakroom  
Living Room: 17'2 x 16'10 (5.24m x 5.13m)  
Kitchen/Diner: 15'1 x 9'6 (4.60m x 2.90m) narrowing to 11'11 x 3'8 (3.63m x 1.12m)  
Utility Room  
Study  
Garden Room: 15'7 x 8'11 (4.75m x 2.72m)

### FIRST FLOOR

Landing  
Bedroom 1: 14'11 x 9'11 (4.55m x 3.02m)  
En-Suite Shower Room  
Bedroom 2: 11'6 x 8'11 (3.51m x 2.72m)  
Bedroom 3: 15'7 x 13'8 (4.75m x 4.17m)  
Bedroom 4: 11'11 x 8'11 (3.63m x 2.72m)  
Bathroom

### OUTSIDE

Garage  
Driveway with Ample Parking  
Wrap Around Garden



**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
- 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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