



Price
£625,000

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 house with large kitchen/diner
- Garage and driveway
- Bedroom 1 with en-suite shower room
- Beautifully landscaped rear garden backing onto woodland area
- Walkable to local amenities and mainline train station

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 12'1 (5.80m x 3.69m)
 Study: 9'6 x 7'8 (2.90m x 2.34m)
 Cloakroom: 5'1 x 5'0 (1.55m x 1.53m)

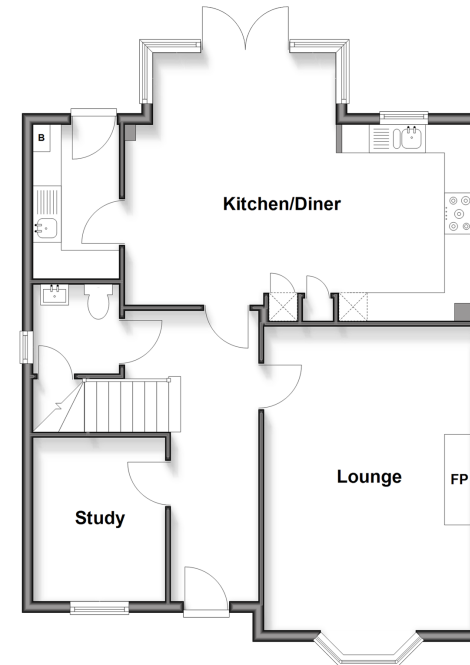
FIRST FLOOR

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)

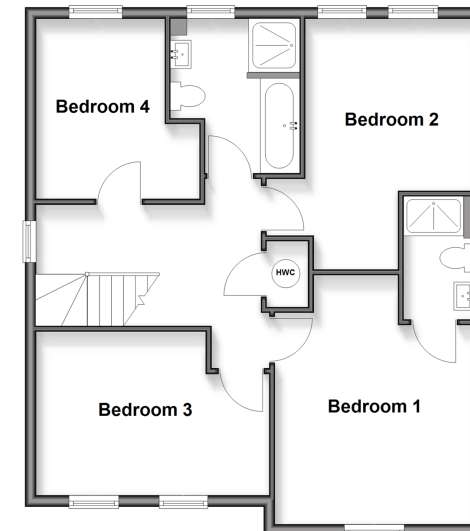
OUTSIDE

Front and Rear Gardens
 Detached Garage and Driveway

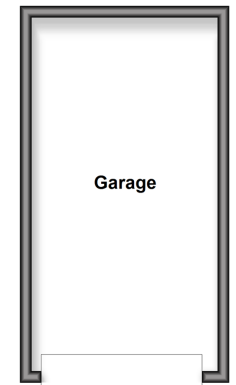
Ground Floor
 Approx. 72.1 sq. metres (776.2 sq. feet)



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



Outbuilding
 Approx. 20.8 sq. metres (223.7 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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