



OVER 60?

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

Guide Price

£750,000

Freehold

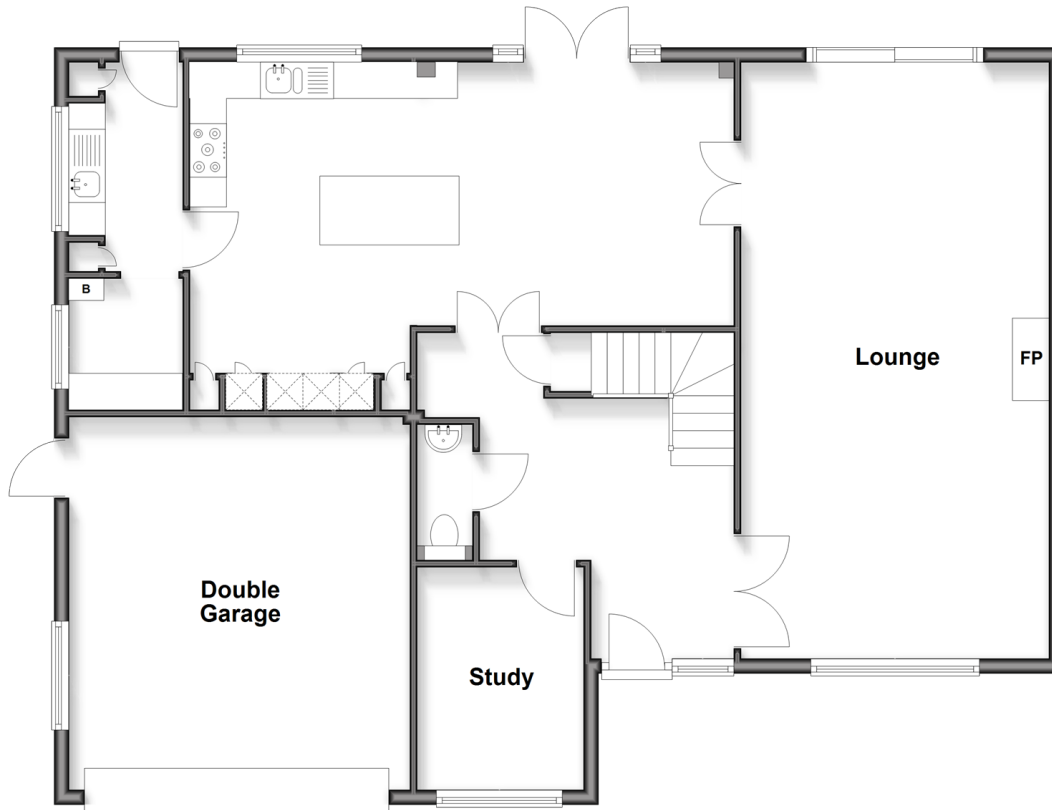
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**Station Road,
Staplehurst, Kent, TN12**

Wards
Helping you move forwards

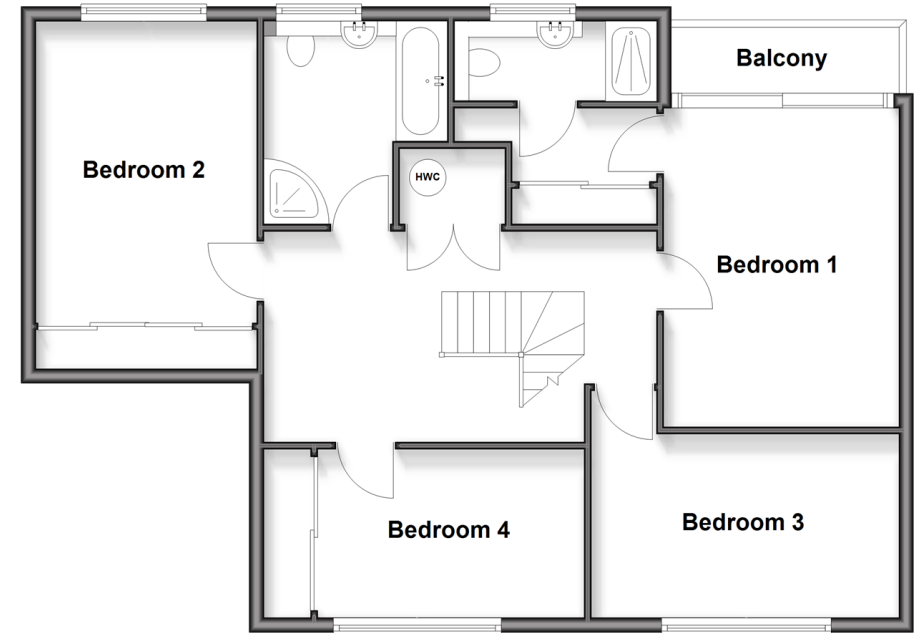
Ground Floor

Approx. 121.5 sq. metres (1307.4 sq. feet)



First Floor

Approx. 81.5 sq. metres (877.0 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Kitchen/Dining Room: 24'10 x 15'4 (7.57m x 4.68m)

Utility Room: 15'6 x 5'1 (4.73m x 1.55m)

Lounge: 26'8 x 13'9 (8.13m x 4.19m)

Study: 9'10 x 7'6 (3.00m x 2.29m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 1: 14'1 x 10'5 (4.30m x 3.18m)

En-Suite Shower Room

Dressing Room

Bedroom 2: 15'4 x 9'10 (4.68m x 3.00m)

Bedroom 3: 14'3 x 7'7 (4.35m x 2.31m)

Bedroom 4: 13'9 x 8'2 (4.19m x 2.49m)

Bathroom

OUTSIDE

Double Garage and Driveway

Large Rear Garden



Main features

- Double garage and driveway
- Bedroom 1 with en-suite, dressing room and balcony
- Large and private rear garden with patio area
- Beautiful open plan kitchen dining area with patio doors to the garden and separate utility
- Set in the heart of Staplehurst, walkable to amenities and station. Cranbrook Grammar catchment area.



Nearest Schools

Primary Schools: Staplehurst School 0.2 miles, Frittenden C of E Primary 2.5 miles, Marden Primary 2.8 miles

Secondary Schools: Bethany School 3.5 miles, Sutton Valence School 3.8 miles, Linton Park School 4.6 miles



Transport Information

Train Stations: Staplehurst 0.3 miles, Marden 2.2 miles, Headcorn 3.1 miles



Address

Station Road, Staplehurst, Kent, TN12



Directions

For directions to this property please contact us.





Call Staplehurst Branch 01580 893322 ■ 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 50% less, by purchasing a Lifetime Lease.



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