



**Guide Price**  
**£600,000**

**Freehold**

4x  2x  1x 

**Long Strakes,  
Staplehurst, Tonbridge,  
Kent, TN12**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- **Double garage and driveway for up to 8 cars**
- **Modern fitted kitchen with new dishwasher and premium Bosch double oven**
- **Beautiful rear garden with pergola with retractable canopy, fully fitted pond with LED lighting and raised beds with irrigation system**
- **Preferred private plot a short walk from local amenities and main line station**
- **Garden room, currently being used as a home office enjoying views of the garden.**

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Kitchen/Diner: 25'6 x 11'11 (7.78m x 3.63m)  
 Lounge: 16'6 x 11'1 (5.03m x 3.38m)  
 Office: 6'7 x 6'7 (2.01m x 2.01m)  
 Utility Room

### FIRST FLOOR

Landing  
 Bedroom 1: 14'10 x 12'6 (4.52m x 3.81m)  
 En-Suite Shower Room  
 Bedroom 2: 12'8 x 10'2 (3.86m x 3.10m)  
 Bedroom 3: 13'4 x 7'11 (4.07m x 2.41m)  
 Bedroom 4: 11'10 x 8'1 (3.61m x 2.47m)  
 Bathroom

### OUTBUILDINGS

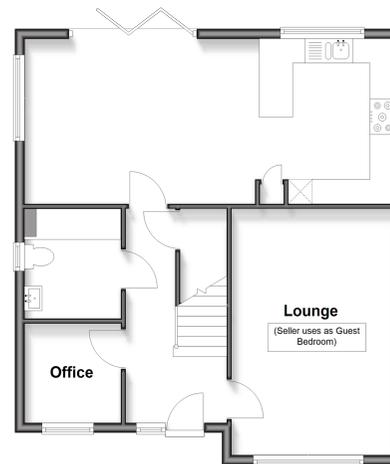
Double Garage with Roof Store  
 Garden Room

### OUTSIDE

Driveway  
 Landscaped Garden

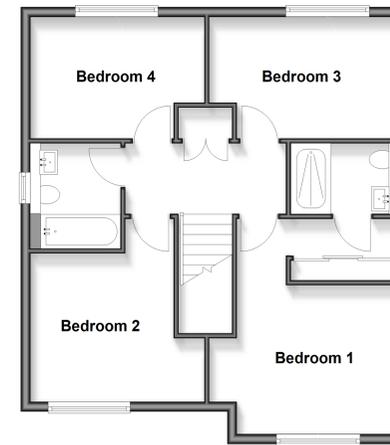
### Ground Floor

Approx. 63.1 sq. metres (679.3 sq. feet)



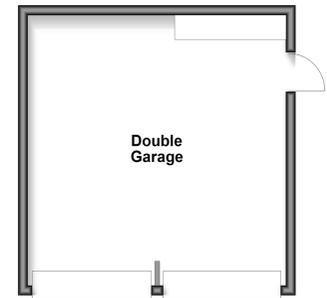
### First Floor

Approx. 63.1 sq. metres (679.5 sq. feet)



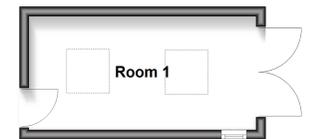
### Outbuilding

Approx. 30.0 sq. metres (322.8 sq. feet)



### Outbuilding

Approx. 11.1 sq. metres (119.4 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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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