



**Guide Price**

**£275,000**

**Freehold**

2x  1x  2x 

**Butcher Close,  
Staplehurst, Kent, TN12**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Well presented house
- Chain Free
- Garage en-bloc and off road parking
- Spacious lounge that leads to the kitchen with access to the private rear garden
- Ideal village location walkable to amenities, primary school and mainline station

## Accommodation

### GROUND FLOOR

Entrance Porch

Lounge : 19'1 x 12'0 (5.82m x 3.66m)

Kitchen: 12'0 x 8'1 (3.66m x 2.47m)

### FIRST FLOOR

Landing

Bedroom 1: 12'0 x 10'5 (3.66m x 3.18m)

Bedroom 2: 12'0 x 8'3 (3.66m x 2.52m)

Bathroom: 6'8 x 6'3 (2.03m x 1.91m)

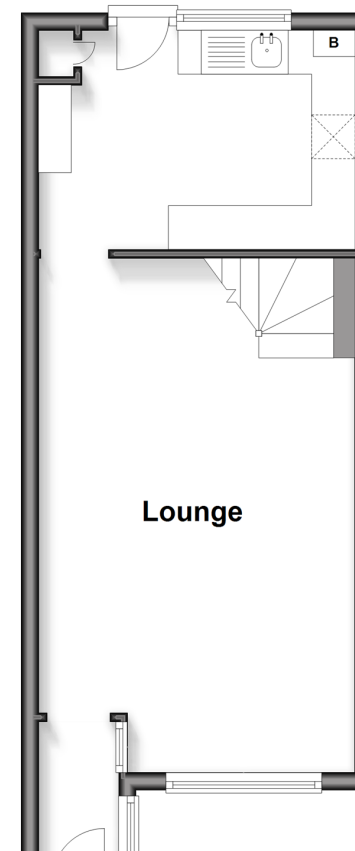
### OUTSIDE

Front and Rear Gardens

Garage En Bloc

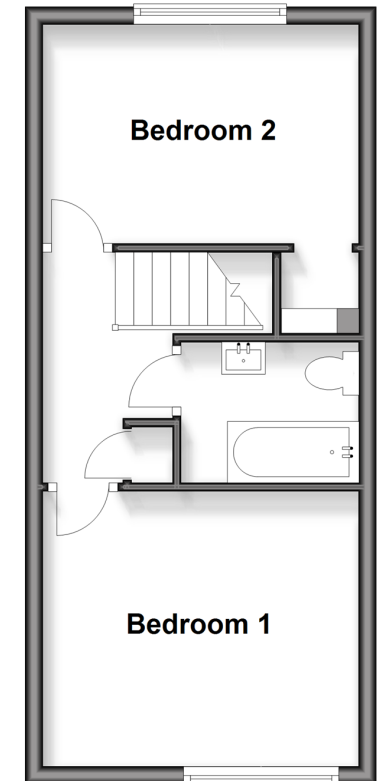
### Ground Floor

Approx. 31.8 sq. metres (342.6 sq. feet)



### First Floor

Approx. 30.8 sq. metres (331.9 sq. feet)



Call Staplehurst - 01580 893322 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)

■ 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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