



Guide Price
£425,000

Freehold

3x  1x  2x 

**Hanmer Way,
Staplehurst, Tonbridge,
Kent, TN12**

OVER 60?

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

Wards
Helping you move forwards



Main features

- **Extended house with driveway**
- **Spectacular views overlooking local farmland**
- **Versatile family living space**
- **Ground floor extension to rear with open plan kitchen/diner, office, utility and downstairs cloakroom**
- **A short walk to popular local amenities, primary school and mainline station**

Accommodation

GROUND FLOOR

Entrance Hall
 Kitchen/Diner: 20'5 x 17'9 (6.23m x 5.41m)
 Utility Room
 Study: 7'4 x 5'7 (2.24m x 1.70m)
 Play Room: 9'4 x 9'3 (2.85m x 2.82m)
 Lounge: 13'0 x 12'1 (3.97m x 3.69m)

FIRST FLOOR

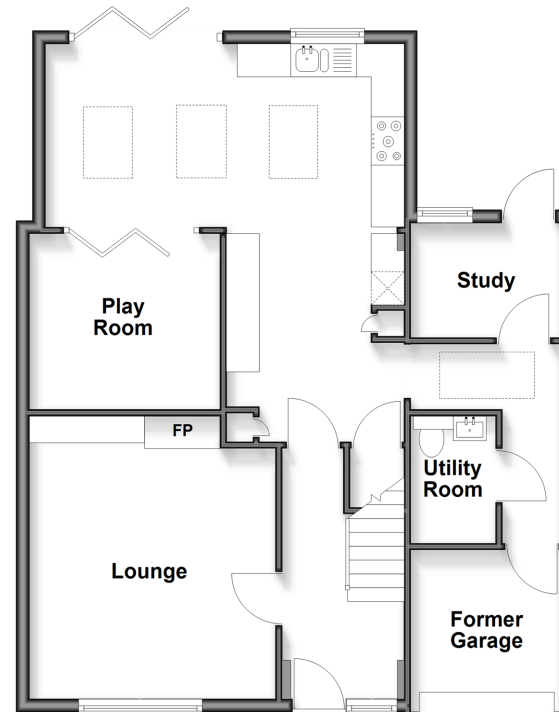
Landing
 Bedroom 1: 10'5 x 9'11 (3.18m x 3.02m)
 Bedroom 2: 10'6 x 10'1 (3.20m x 3.08m)
 Bedroom 3: 8'5 x 8'4 (2.57m x 2.54m)
 Bathroom

OUTSIDE

Front and Rear Gardens
 Driveway

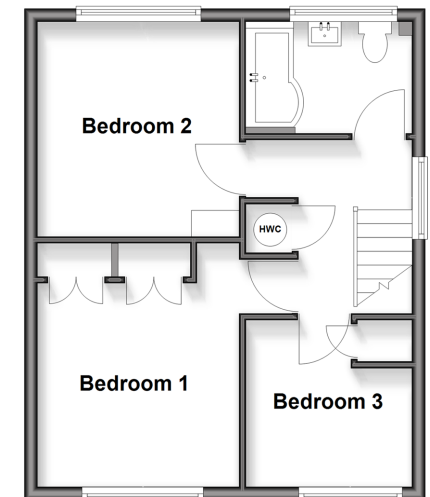
Ground Floor

Approx. 72.5 sq. metres (780.8 sq. feet)



First Floor

Approx. 40.0 sq. metres (430.4 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 50% less, by purchasing a Lifetime Lease.

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



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