



**Guide Price**  
**£400,000**

**Freehold**

4x  1x  1x 

**"Hillview", Headcorn  
Road, Staplehurst, Kent,  
TN12**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Chain Free
- Driveway parking
- Versatile accommodation across 3 floors
- Popular location
- Within walking distance to schools, amenities and train station

## Accommodation

### GROUND FLOOR

- Entrance Hall
- Lounge: 14'9 x 14'2 (4.50m x 4.32m)
- Dining Area: 12'7 x 12'3 (3.84m x 3.74m)
- Kitchen: 11'1 x 9'0 (3.38m x 2.75m)
- Utility : 15'7 x 6'0 (4.75m x 1.83m)
- Cloakroom
- Bedroom 4: 9'9 x 6'6 (2.97m x 1.98m)
- Conservatory: 14'6 x 10'5 (4.42m x 3.18m)

### FIRST FLOOR

- Landing
- Bedroom 1: 13'8 x 13'0 (4.17m x 3.97m)
- En-Suite Shower Room: 5'2 x 5'0 (1.58m x 1.53m)
- Bedroom 3: 10'9 x 9'0 (3.28m x 2.75m)
- Bathroom: 6'5 x 6'4 (1.96m x 1.93m)

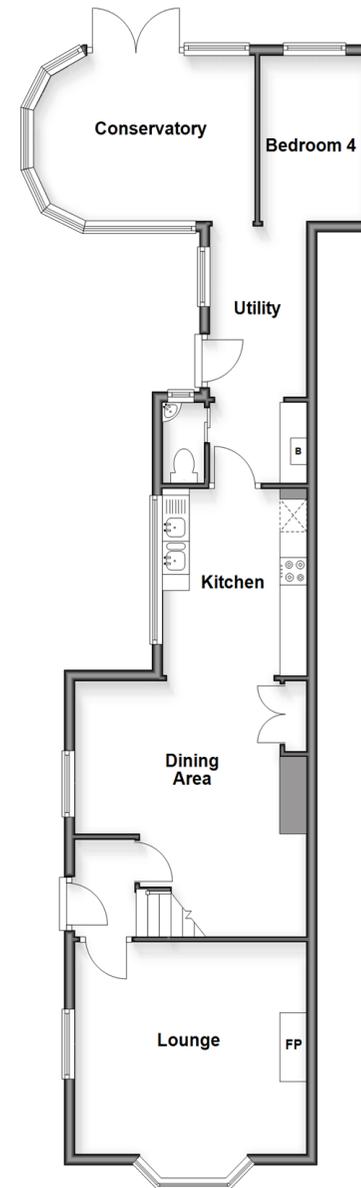
### SECOND FLOOR

- Bedroom 2: 12'7 x 8'3 (3.84m x 2.52m)
- Office: 10'4 x 7'9 (3.15m x 2.36m)

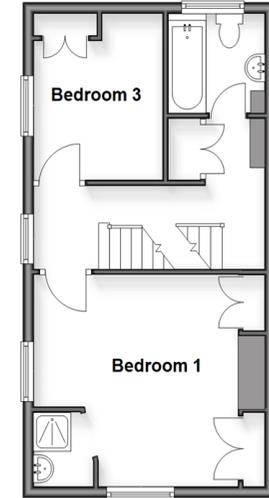
### OUTSIDE

- Driveway
- Rear Garden

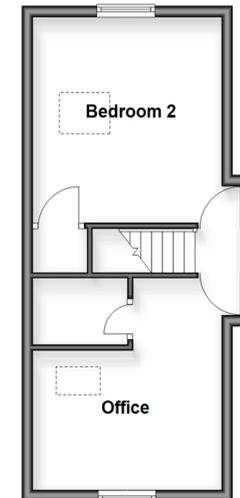
**Ground Floor**  
Approx. 74.3 sq. metres (800.1 sq. feet)



**First Floor**  
Approx. 37.3 sq. metres (401.7 sq. feet)



**Second Floor**  
Approx. 31.8 sq. metres (342.2 sq. feet)



**Call Staplehurst - 01580 893322 ■ [wardsof Kent.co.uk](http://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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