

OVER 60?
Secure this property
for up to **59% less!***

Guide Price

£450,000

Freehold

5x 2x 2x

Fletcher Road,
Staplehurst, Tonbridge,
Kent, TN12

Wards
Helping you move forwards







Main features

- Spacious extended house
- Garage and driveway
- Modern fitted kitchen with utility area and cloakroom
- Good location walkable to primary school, amenities and mainline station
- Private and secure rear garden

Accommodation

GROUND FLOOR

Entrance Hall
Living Room: 14'7 x 13'0 (4.45m x 3.97m)
Dining Room : 8'11 x 8'11 (2.72m x 2.72m)
Kitchen: 15'9 x 9'2 (4.80m x 2.80m)
Utility Room
Shower Room

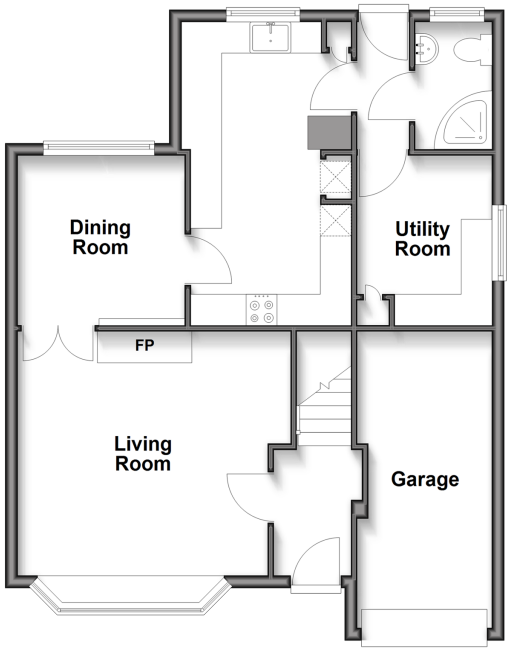
FIRST FLOOR

Landing
Bedroom 1: 11'11 x 10'11 (3.63m x 3.33m)
Bedroom 2: 11'1 x 8'10 (3.38m x 2.69m)
Bedroom 3: 12'11 x 7'1 (3.94m x 2.16m)
Bedroom 4: 9'0 x 7'1 (2.75m x 2.16m)
Bedroom 5: 7'8 x 6'4 (2.34m x 1.93m)
Bathroom

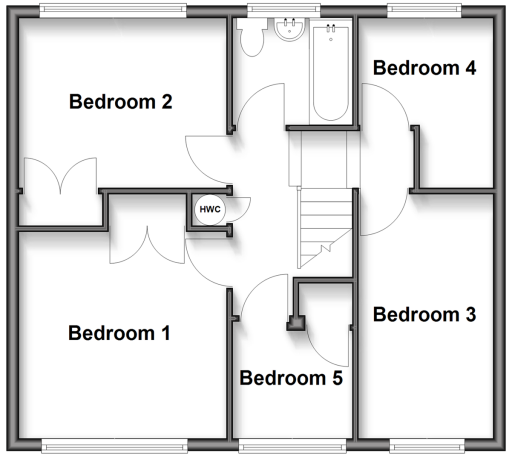
OUTSIDE

Garage and Driveway
Front and Rear Gardens

Ground Floor
Approx. 65.0 sq. metres (700.0 sq. feet)



First Floor
Approx. 51.5 sq. metres (554.5 sq. feet)



Call Staplehurst - 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.



The Property Ombudsman

INVESTORS IN PEOPLE

13920836/20250922/LL/MF