



**Guide Price**  
**£400,000**

**Freehold**

3x  2x  1x 

**Thatcher Road,  
Staplehurst, Kent, TN12**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- **Extended, spacious house**
- **Large private garden with well equipped summer house**
- **Off street parking with driveway for two cars**
- **Additional garden room being used as a dining area, utility room and downstairs cloakroom**
- **Located in the heart of Staplehurst, a short walk from local amenities, primary school and mainline station.**

## Accommodation

- Porch
- Lounge: 12'1 x 12'0 (3.69m x 3.66m)
- Kitchen/Breakfast Room: 15'2 x 9'4 (4.63m x 2.85m)
- Utility Room: 10'9 x 6'8 (3.28m x 2.03m)
- Cloakroom
- Garden Room: 12'10 x 8'11 (3.91m x 2.72m)

### FIRST FLOOR

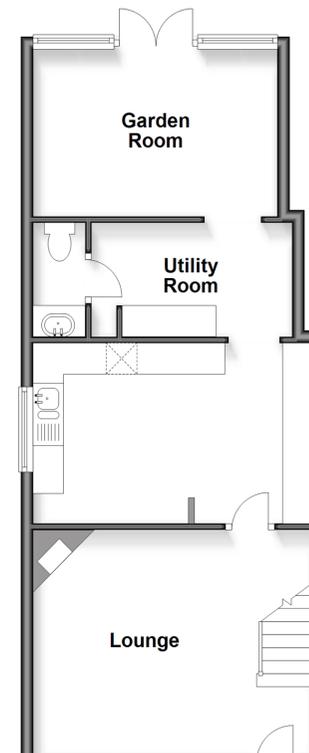
- Landing
- Bedroom 1: 17'2 x 8'5 (5.24m x 2.57m)
- En-Suite Shower Room: 6'5 x 6'0 (1.96m x 1.83m)
- Bedroom 2: 11'11 x 6'3 (3.63m x 1.91m)
- Bedroom 3: 10'5 x 7'11 (3.18m x 2.41m)
- Bathroom: 6'2 x 5'10 (1.88m x 1.78m)

### OUTSIDE

- Driveway
- Large Rear Garden
- Summer House

### Ground Floor

Approx. 51.0 sq. metres (548.7 sq. feet)



### First Floor

Approx. 38.6 sq. metres (415.2 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
- 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



13919778/20260223/RB/MF