



Guide Price
£315,000

Freehold

2x  1x  1x 

**Rags Field, Staplehurst,
Kent, TN12**

OVER 60?

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

Wards
Helping you move forwards



Main features

- Attractive house with two allocated parking spaces
- Convenient downstairs cloakroom, a modern kitchen and a spacious lounge/dining area
- Upstairs, both double bedrooms and a contemporary family bathroom
- To the rear, a private garden, featuring a paved terraced area ideal for outdoor seating along with a fenced lawn area, perfect for children, pets, or gardening
- Ideal for first-time buyers, small families, or those looking to downsize

Accommodation

GROUND FLOOR

Lounge: 15'1 x 14'1 (4.60m x 4.30m)
 Kitchen: 8'11 x 8'4 (2.72m x 2.54m)
 Cloakroom

FIRST FLOOR

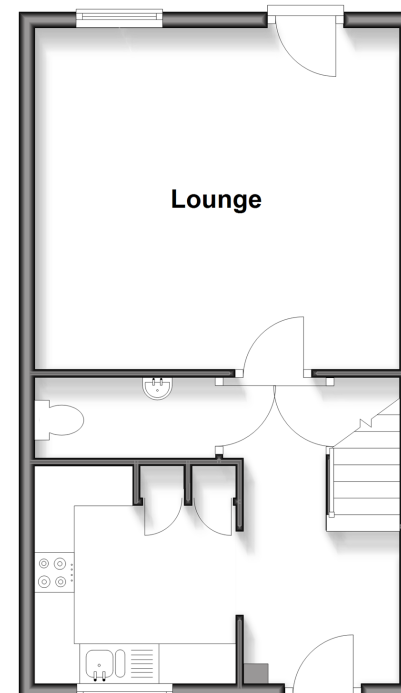
Landing
 Bedroom 1: 15'1 x 11'2 (4.60m x 3.41m)
 Bedroom 2: 15'5 x 8'4 (4.70m x 2.54m)
 Bathroom: 7'10 x 4'3 (2.39m x 1.30m)

OUTSIDE

Front and Rear Gardens
 2 Allocated Parking Spaces

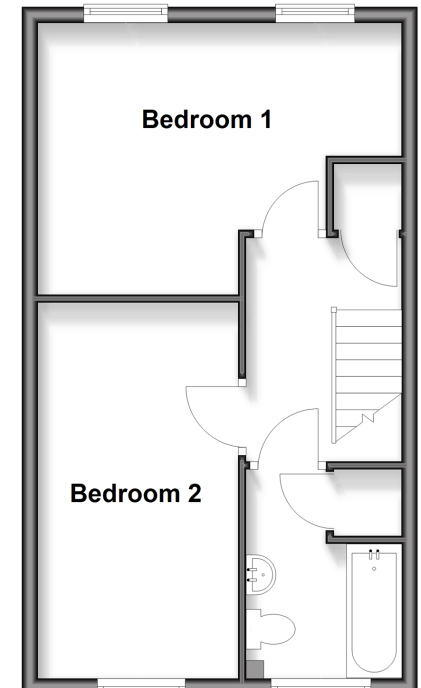
Ground Floor

Approx. 37.9 sq. metres (408.4 sq. feet)



First Floor

Approx. 37.8 sq. metres (407.1 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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