



**Price**  
**£425,000**

**Freehold**

4x  2x  1x 

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

**OVER 60?**

You could get up to  
**59% off** the price!\*

*Wards*  
Helping you move forwards





## Main features

- Semi-detached house situated in cul-de-sac location
- Main bedroom with en-suite shower room
- Newly fitted kitchen with plenty of storage
- Conservatory and private garden
- Driveway and garage

## Accommodation

### GROUND FLOOR

#### Entrance Hall

**Lounge:** 12'5 x 12'0 (3.79m x 3.66m)

**Dining Area:** 9'5 x 9'3 (2.87m x 2.82m)

**Kitchen:** 10'4 x 10'3 (3.15m x 3.13m)

**Breakfast Area:** 12'4 x 8'11 (3.76m x 2.72m)

**Conservatory:** 10'10 x 9'10 (3.30m x 3.00m)

### FIRST FLOOR

#### Landing

**Bedroom 1:** 11'0 x 8'11 (5.19m x 2.72m)

**En-Suite Shower Room:** 8'11 x 5'5 (2.72m x 1.65m)

**Bedroom 2:** 11'1 x 9'11 (3.38m x 3.02m)

**Bedroom 3:** 12'7 x 12'5 (3.84m x 3.79m)

**Bedroom 4:** 8'11 x 8'4 (2.72m x 2.54m)

**Bathroom:** 8'2 x 5'5 (2.49m x 1.65m)

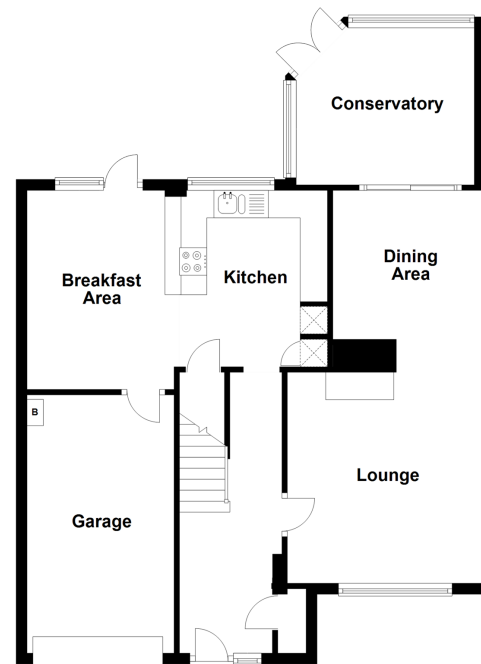
### OUTSIDE

#### Front & Rear Gardens

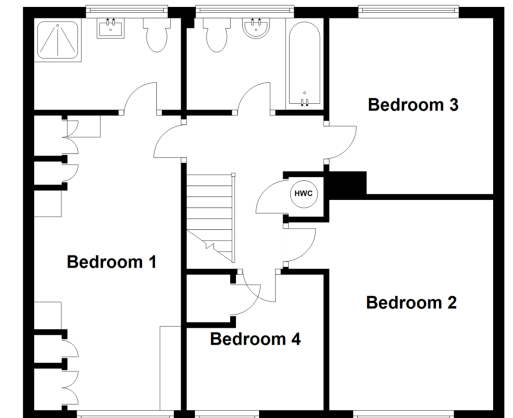
#### Integral Garage

#### Driveway

**Ground Floor**  
Approx. 76.1 sq. metres (818.9 sq. feet)



**First Floor**  
Approx. 60.3 sq. metres (649.4 sq. feet)



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

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Our Homewise partnership offer a 'Home for Life' plan to buyers over 60, granting a lifetime lease for your protection and reducing the purchase price by up to 59%

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