



**Price**  
**£450,000**

**Freehold**

4x  1x  1x 

**Fletcher Road,  
Staplehurst, Kent, TN12**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Situated in quiet location
- Driveway to the front
- Downstairs cloakroom and conservatory
- Large kitchen dining area and separate lounge
- Walkable to local amenities and mainline train station

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Kitchen/Diner: 21'0 x 8'9 (6.41m x 2.67m)  
 Lounge: 21'8 x 15'4 (6.61m x 4.68m)  
 Cloakroom

### FIRST FLOOR

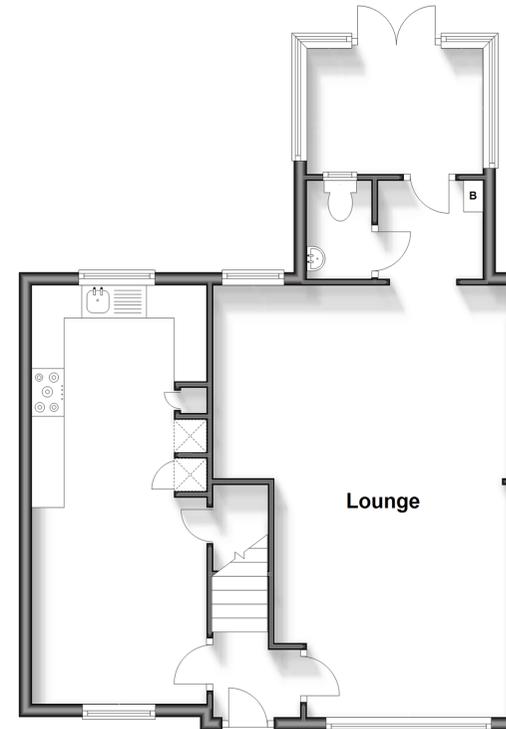
Landing  
 Bedroom 1: 12'0 x 11'9 (3.66m x 3.58m)  
 Bedroom 2: 9'5 x 8'8 (2.87m x 2.64m)  
 Bedroom 3: 10'1 x 8'10 (3.08m x 2.69m)  
 Bedroom 4: 10'8 x 6'9 (3.25m x 2.06m)  
 Bathroom

### OUTSIDE

Driveway  
 Rear Garden

### Ground Floor

Approx. 58.0 sq. metres (623.9 sq. feet)



### First Floor

Approx. 48.8 sq. metres (525.2 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



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