



**Price**  
**£350,000**

**Freehold**

3x  1x  2x 

**Chestnut Avenue,  
Staplehurst, Tonbridge,  
Kent, TN12**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Walking distance to primary school and High Street
- Garden with lawn and garden shed
- Potential to extend subject to planning permission.
- Driveway and garage
- No forward chain

## Accommodation

### GROUND FLOOR

Entrance Porch  
 Lounge: 18'8 x 12'8 (5.69m x 3.86m)  
 Dining Area: 8'3 x 7'5 (2.52m x 2.26m)  
 Kitchen: 9'11 x 9'10 (3.02m x 3.00m)

### FIRST FLOOR

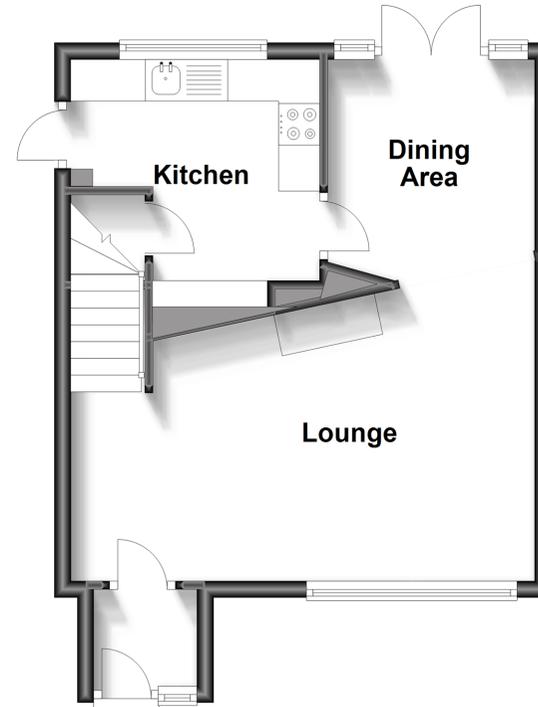
Landing  
 Bedroom 1: 10'11 x 10'10 (3.33m x 3.30m)  
 Bedroom 2: 10'10 x 10'5 (3.30m x 3.18m)  
 Bedroom 3: 7'7 x 7'5 (2.31m x 2.26m)  
 Bathroom

### OUTSIDE

Garage: 14'10 x 7'8 (4.52m x 2.34m)  
 Front Garden  
 Driveway  
 Rear Garden with shed

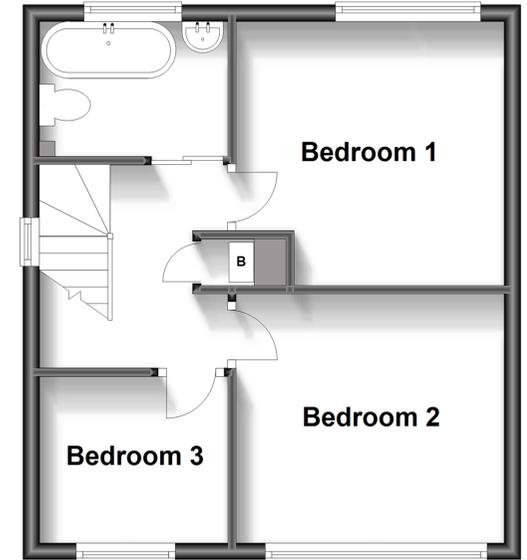
### Ground Floor

Approx. 36.9 sq. metres (397.4 sq. feet)



### First Floor

Approx. 35.3 sq. metres (380.4 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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