



**OVER 60?**

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

**Guide Price**  
**£525,000**

**Freehold**

4x  2x  1x 

**Tyler Road, Staplehurst,  
Tonbridge, Kent, TN12**

*Wards*  
Helping you move forwards





## Main features

- Extensive rear garden not overlooked
- Large kitchen/diner with bi-fold doors
- Separate utility room and cloakroom
- Home office - ideal for workers
- Driveway, car port and car charging point

## Accommodation

### GROUND FLOOR

Entrance Hall

Office: 6'7 x 6'7 (2.01m x 2.01m)

Utility: 6'9 x 6'7 (2.06m x 2.01m)

Lounge: 16'10 x 11'1 (5.13m x 3.38m)

Kitchen/Diner: 25'6 x 11'11 (7.78m x 3.63m)

### FIRST FLOOR

Landing

Bedroom 1: 12'8 x 10'3 (3.86m x 3.13m)

En-suite Shower Room

Bedroom 2: 8'0 x 8'0 (2.44m x 2.44m)

Bedroom 3: 12'5 x 8'1 (3.79m x 2.47m)

Bedroom 4: 12'6 x 8'1 (3.81m x 2.47m)

Bathroom: 5'6 x 4'9 (1.68m x 1.45m)

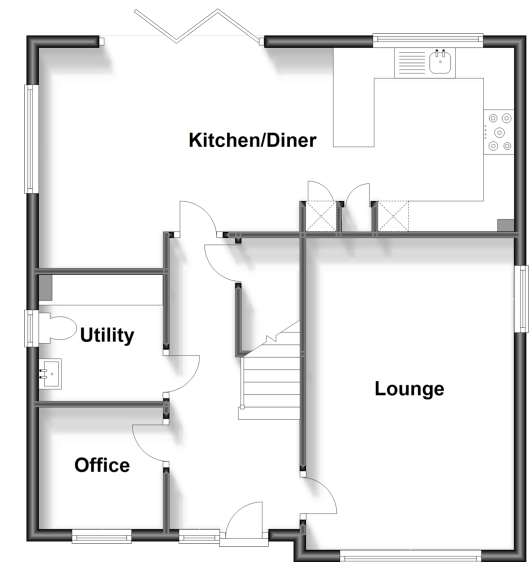
### OUTSIDE

Driveway with Car Port

Front & Large Rear Gardens

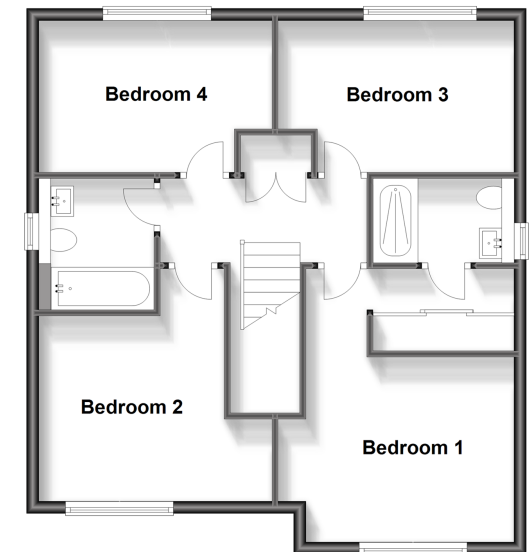
### Ground Floor

Approx. 62.5 sq. metres (672.4 sq. feet)



### First Floor

Approx. 63.6 sq. metres (684.5 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
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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