



Price
£425,000

Freehold

3x  1x  1x 

**Poyntell Road,
Staplehurst, Tonbridge,
Kent, TN12**

OVER 60?

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

Wards
Helping you move forwards



Main features

- **Extended and well presented house**
- **Garage and Driveway**
- **Walkable to station and local amenities**
- **Within Cranbrook school catchment area**
- **Good size bedrooms with family bathroom and additional downstairs cloakroom**

Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 21'5 x 10'9 (6.53m x 3.28m)

Kitchen: 22'5 x 8'8 (6.84m x 2.64m)

Former Garage : 7'4 x 6'3 (2.24m x 1.91m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 1: 10'7 x 9'5 (3.23m x 2.87m)

Bedroom 2: 9'6 x 9'4 (2.90m x 2.85m)

Bedroom 3: 8'6 x 7'7 (2.59m x 2.31m)

Bathroom

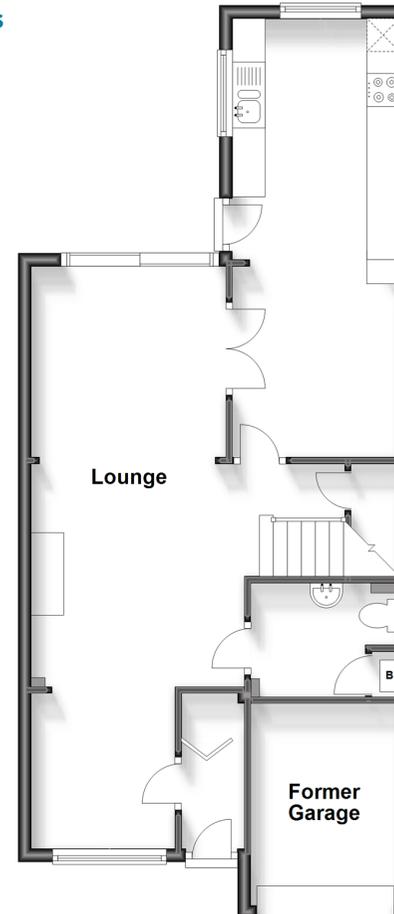
OUTSIDE

Driveway

Rear Garden with patio area

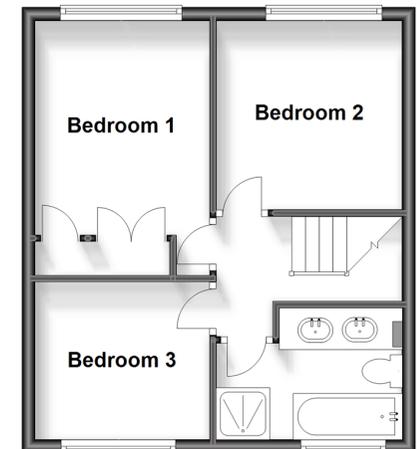
Ground Floor

Approx. 61.5 sq. metres (662.1 sq. feet)



First Floor

Approx. 35.9 sq. metres (386.3 sq. feet)



Call Staplehurst - 01580 893322 ■ 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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