



**Price**  
**£425,000**

**Freehold**

3x  2x  1x 

Liddicoat Road,  
Staplehurst, Tonbridge,  
Kent, TN12

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Immaculately presented semi-detached house
- Situated down a private quiet road with views
- Homeowners had all developer upgrades and fitted wardrobes
- Downstairs cloakroom and main bedroom with en-suite
- Modern fitted kitchen/diner

## Accommodation

### GROUND FLOOR

Entrance Hall

Kitchen Area: 12'0 x 8'2 (3.66m x 2.49m)

Dining Area: 11'11 x 6'5 (3.63m x 1.96m)

Lounge: 15'5 x 11'6 (4.70m x 3.51m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 11'0 x 10'6 (3.36m x 3.20m)

En-suite Shower Room: 5'2 x 4'6 (1.58m x 1.37m)

Bedroom 2: 11'2 x 8'6 (3.41m x 2.59m)

Bedroom 3: 8'7 x 6'6 (2.62m x 1.98m)

Bathroom: 5'11 x 5'6 (1.80m x 1.68m)

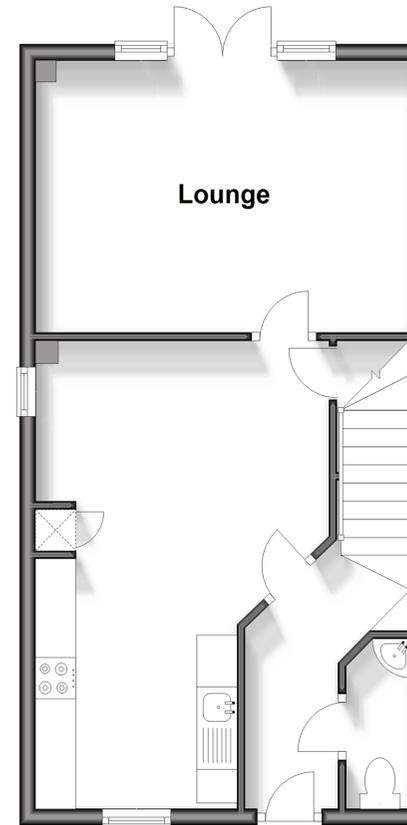
### OUTSIDE

Front and Rear Garden

Driveway

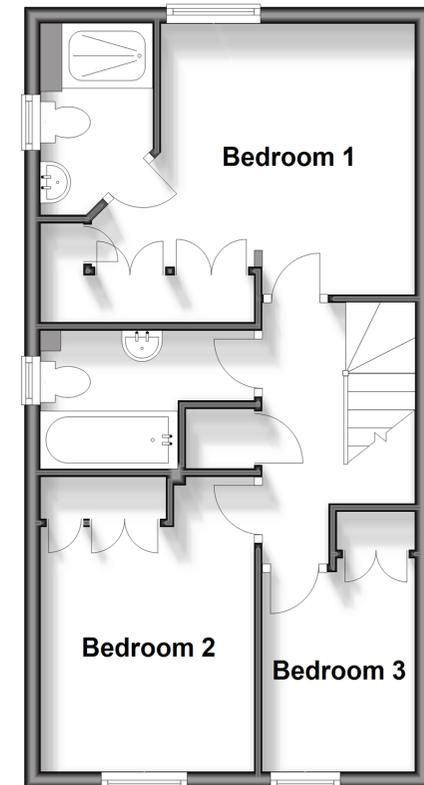
### Ground Floor

Approx. 42.2 sq. metres (454.2 sq. feet)



### First Floor

Approx. 42.5 sq. metres (457.3 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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