



**OVER 60?**

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

**Price**  
**£325,000**

**Freehold**

3x  1x  1x 

**Fishers Road,  
Staplehurst, Tonbridge,  
Kent, TN12**

*Wards*  
Helping you move forwards





## Main features

- Well proportioned and presented terraced house
- Walking distance to mainline station and shops
- Integral garage with off road parking
- Private enclosed rear garden
- Potential to extend to the rear (subject to planning permission) or garage conversion

## Accommodation

### GROUND FLOOR

Entrance Porch  
 Kitchen: 10'4 x 8'0 (3.15m x 2.44m)  
 Lounge/Diner: 25'5 x 11'0 (7.75m x 3.36m)  
 Cloakroom: 4'5 x 2'10 (1.35m x 0.86m)

### FIRST FLOOR

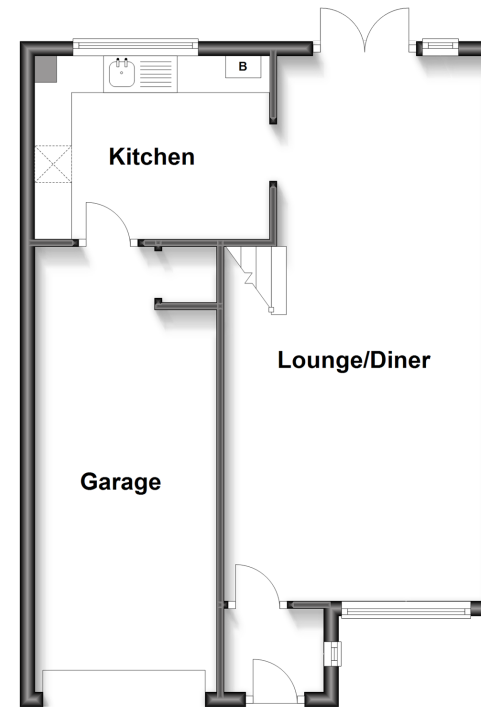
Landing  
 Bedroom 1: 14'3 x 10'1 (4.35m x 3.08m)  
 Bedroom 2: 10'10 x 9'9 (3.30m x 2.97m)  
 Bedroom 3: 9'9 x 8'5 (2.97m x 2.57m)  
 Bathroom: 8'1 x 5'10 (2.47m x 1.78m)

### OUTSIDE

Integral Garage and Driveway  
 Rear Garden with patio area

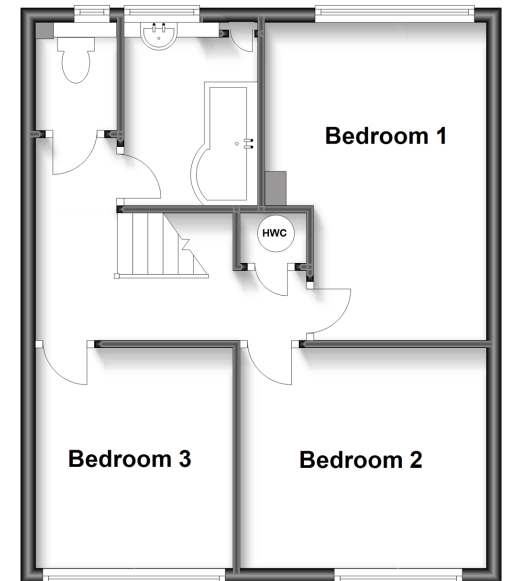
### Ground Floor

Approx. 50.3 sq. metres (541.5 sq. feet)



### First Floor

Approx. 45.4 sq. metres (489.2 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
- 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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