



Price
£650,000

Freehold

4x  2x  1x 

**Hegarty Way,
Staplehurst, Tonbridge,
Kent, TN12**

OVER 60?

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

Wards
Helping you move forwards



Main features

- Immaculate house with a large kitchen/diner which is great for entertaining
- Bedroom 1 includes an en-suite shower room
- Separate lounge and study, ideal for home workers
- Approximately 8-9 years NHBC remaining
- Peaceful landscaped rear garden backing onto woodlands with driveway and garage to the side

Accommodation

GROUND FLOOR

Entrance Hall
 Kitchen/Diner: 20'1 x 14'3 (6.13m x 4.35m)
 Utility Room: 9'0 x 5'2 (2.75m x 1.58m)
 Lounge: 19'0 x 12'1 (5.80m x 3.69m)
 Study: 9'6 x 7'8 (2.90m x 2.34m)
 Cloakroom: 5'1 x 5'0 (1.55m x 1.53m)

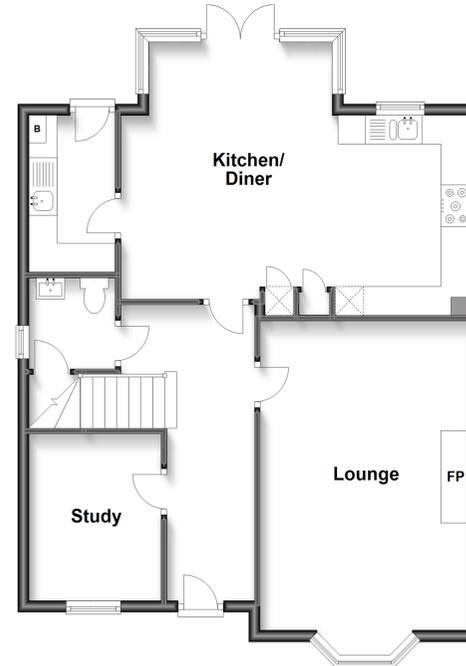
FIRST FLOOR

Landing
 Bedroom 1: 14'10 x 12'1 (4.52m x 3.69m)
 En-suite Shower Room : 7'1 x 4'5 (2.16m x 1.35m)
 Bedroom 2: 14'4 x 10'2 (4.37m x 3.10m)
 Bedroom 3: 13'4 x 9'0 (4.07m x 2.75m)
 Bedroom 4: 10'2 x 9'0 (3.10m x 2.75m)
 Bathroom : 8'9 x 7'7 (2.67m x 2.31m)

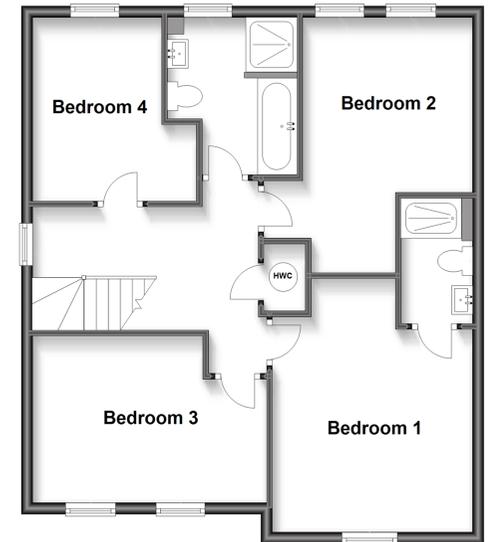
OUTSIDE

Front and Rear Garden
 Garage and Driveway

Ground Floor
 Approx. 72.1 sq. metres (776.2 sq. feet)



First Floor
 Approx. 67.7 sq. metres (728.6 sq. feet)



Call Staplehurst - 01580 893322 ■ 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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