



Price
£475,000

Freehold

4x  1x  1x 

**Gybbon Rise,
Staplehurst, Tonbridge,
Kent, TN12**

OVER 60?

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

Wards
Helping you move forwards



Main features

- **Extended family house situated on a corner plot**
- **Potential to create further space or change the current layout to adapt**
- **Driveway and Garage**
- **Short walk to local shops and Staplehurst primary school**

Accommodation

GROUND FLOOR

Entrance Hall
 Kitchen: 17'8 x 8'10 (5.39m x 2.69m)
 Dining Room: 14'0 x 13'5 (4.27m x 4.09m)
 Lounge: 14'6 x 12'5 (4.42m x 3.79m)
 Cloakroom

FIRST FLOOR

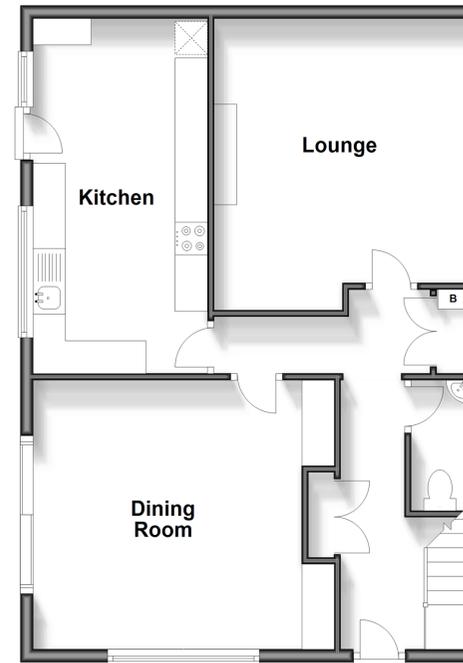
Bedroom 1: 14'5 x 11'0 (4.40m x 3.36m)
 Bedroom 2: 13'5 x 9'2 (4.09m x 2.80m)
 Bedroom 3: 13'6 x 10'0 (4.12m x 3.05m)
 Bedroom 4: 11'0 x 8'10 (3.36m x 2.69m)
 Bathroom

OUTSIDE

Garage and Driveway
 Front and Rear Garden

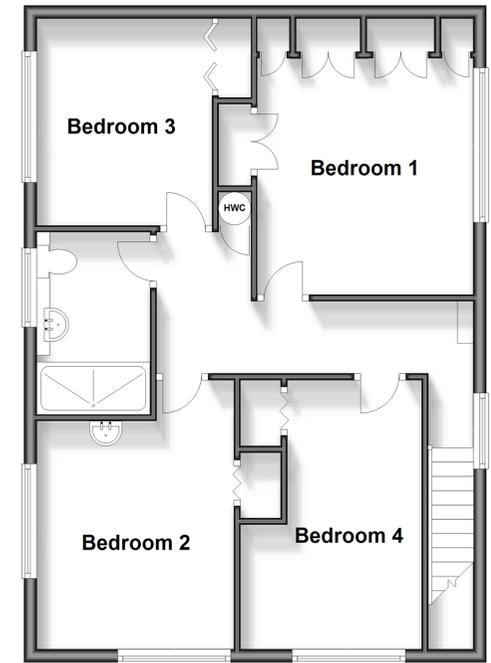
Ground Floor

Approx. 64.7 sq. metres (696.8 sq. feet)



First Floor

Approx. 65.4 sq. metres (703.6 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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