



**Price**  
**£350,000**

**Freehold**

3x  2x  1x 

**Sheppey Way, Iwade,  
Kent, ME9**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Immaculately presented with modern decor throughout
- Stunning rear garden
- Spacious throughout with room to entertain
- Open plan kitchen and dining area
- Set in a quiet location, nearby to local schools, shops and amenities

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 16'0 x 10'4 (4.88m x 3.15m)

Kitchen: 11'9 x 8'7 (3.58m x 2.62m)

Dining Area: 10'5 x 8'2 (3.18m x 2.49m)

Garden Room: 12'6 x 7'10 (3.81m x 2.39m)

### FIRST FLOOR

Landing

Bedroom 1: 11'8 x 10'6 (3.56m x 3.20m)

En-Suite Shower Room

Bedroom 2: 10'6 x 9'4 (3.20m x 2.85m)

Bedroom 3: 8'4 x 6'9 (2.54m x 2.06m)

Bathroom

### OUTSIDE

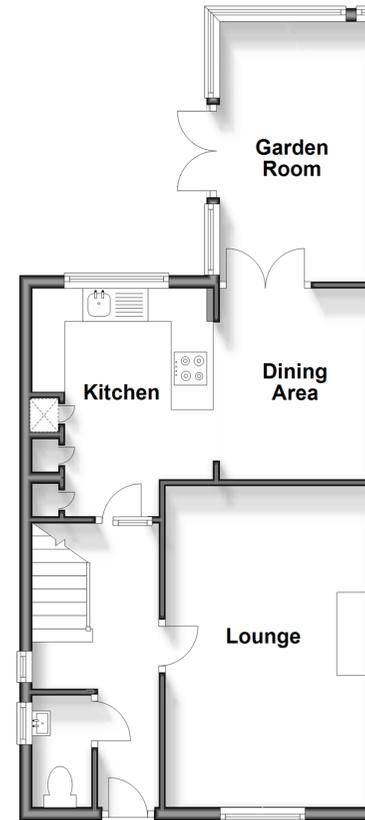
Front Garden

Rear Garden

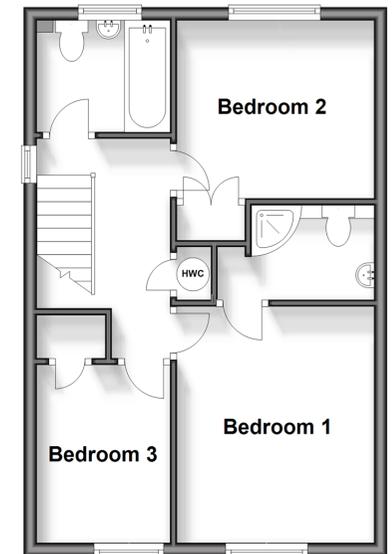
Garage

Off Road Parking

**Ground Floor**  
Approx. 49.8 sq. metres (535.7 sq. feet)



**First Floor**  
Approx. 40.9 sq. metres (440.0 sq. feet)



**Call Sittingbourne - 01795 427272 ■ wardsof Kent.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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