



**OVER 60?**

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

**Price**

**£475,000**

**Freehold**

4x  2x  2x 

**Wyvern Close, Milton  
Regis, Sittingbourne,  
Kent, ME10**

*Wards*  
Helping you move forwards





## Main features

- Immaculately presented with modern decor throughout
- Family room being used as an office, perfect for home working
- En-suite shower room to bedroom 1
- Stunning sunny garden
- Set in a quiet residential location, nearby to local schools and amenities

## Accommodation

### GROUND FLOOR

Entrance Hall  
Cloakroom  
Lounge: 13'7 x 10'8 (4.14m x 3.25m)  
Family Room : 10'8 x 9'8 (3.25m x 2.95m)  
Kitchen/Diner: 20'2 x 9'5 (6.15m x 2.87m)  
Utility Room: 6'9 x 5'5 (2.06m x 1.65m)  
Garage converted to bar: 13'1 x 8'8 (3.99m x 2.64m)

### FIRST FLOOR

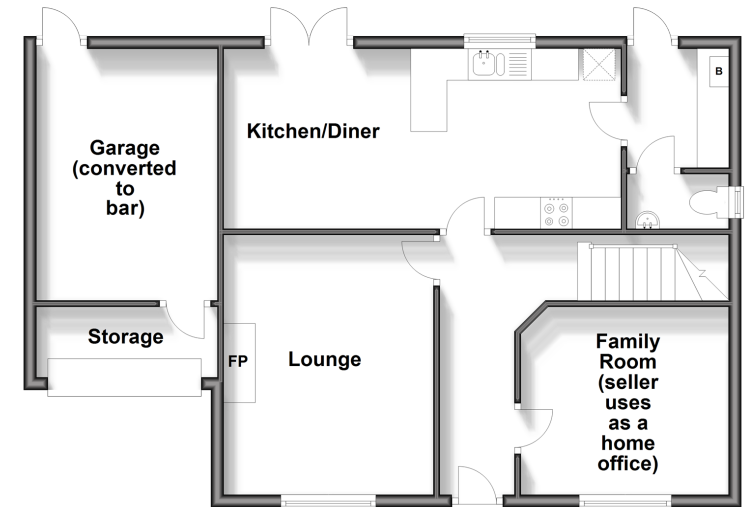
Landing  
Bedroom 1: 13'0 x 11'5 (3.97m x 3.48m)  
En-suite Shower Room  
Bedroom 2: 13'0 x 11'5 (3.97m x 3.48m)  
Bedroom 3: 9'9 x 9'4 (2.97m x 2.85m)  
Bedroom 4: 8'5 x 7'5 (2.57m x 2.26m)  
Bathroom

### OUTSIDE

Front Garden  
Driveway  
Rear Garden

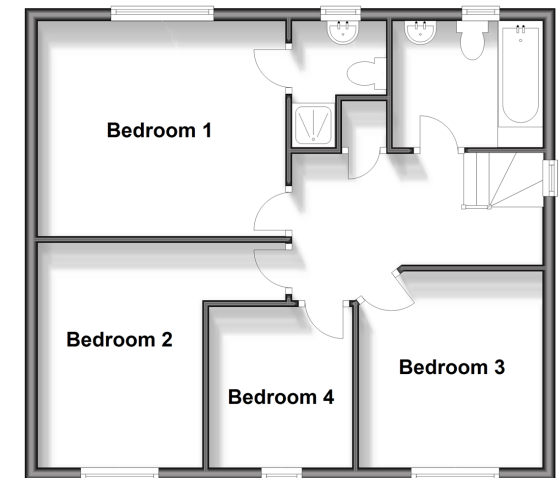
### Ground Floor

Approx. 71.7 sq. metres (772.1 sq. feet)



### First Floor

Approx. 56.7 sq. metres (610.6 sq. feet)



**Call Sittingbourne - 01795 427272 ■ [wardsofKent.co.uk](http://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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