



**OVER 60?**

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

**Price**

**£435,000**

**Freehold**

3x  2x  2x 

**Mallard Way,  
Downswood, Maidstone,  
Kent, ME15**

*Wards*  
Helping you move forwards





## Main features

- Attractively situated next to Mallards Lake and playing fields
- En-suite shower room
- Multiple living areas with fitted kitchen and adjacent utility room
- Downstairs cloakroom
- No onward chain

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 17'4 x 11'3 (5.29m x 3.43m)

Dining Room: 9'7 x 8'6 (2.92m x 2.59m)

Kitchen: 12'2 x 8'8 (3.71m x 2.64m)

Utility Room: 7'5 x 6'1 (2.26m x 1.86m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 12'2 x 9'0 (3.71m x 2.75m)

En-suite Shower Room: 5'3 x 4'1 (1.60m x 1.25m)

Bedroom 2: 10'5 x 9'1 (3.18m x 2.77m)

Bedroom 3: 9'1 x 7'2 (2.77m x 2.19m)

Bathroom: 6'4 x 6'1 (1.93m x 1.86m)

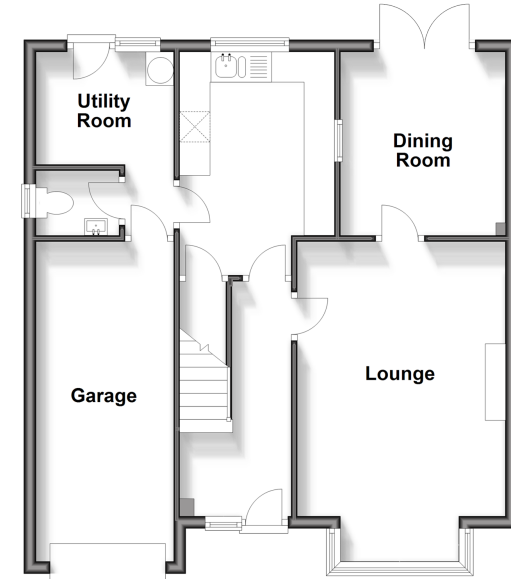
### OUTSIDE

Front and Rear Gardens

Garage and Driveway

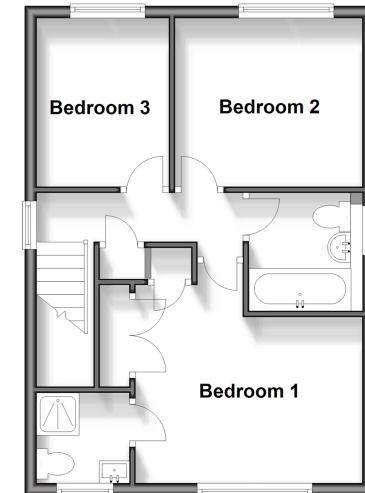
### Ground Floor

Approx. 63.5 sq. metres (683.2 sq. feet)



### First Floor

Approx. 41.2 sq. metres (443.8 sq. feet)



**Call Bearsted - 01622 730955 ■ [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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