



**OVER 60?**  
Secure this property  
for up to **59% less!**

*Wards*  
**100 YEARS**  
1922 - 2022  
**FOR SALE**  
0800 085 3782  
wardskent.co.uk

 Video Tour available

**Price**  
**£700,000**  
**Freehold**

3x  1x  2x 

Ashford Road, Maidstone, Kent, ME14

*Wards*  
Helping you move forwards



## Main features

- Attractive period home on generous corner plot
- Scope to develop further subject to planning permission/consent
- Perfectly positioned for village life
- Within easy reach of shops, school and village green
- Chain free

## Accommodation

### GROUND FLOOR

- Entrance Hall: 13'8 x 6'3 (4.17m x 1.91m)
- Lounge: 13'9 x 12'8 into bay (4.19m x 3.86m)
- Dining Room: 12'11 x 11'4 (3.94m x 3.46m)
- Kitchen: 9'7 x 8'4 (2.92m x 2.54m)
- Utility Room: 8'4 x 5'5 (2.54m x 1.65m)

### FIRST FLOOR

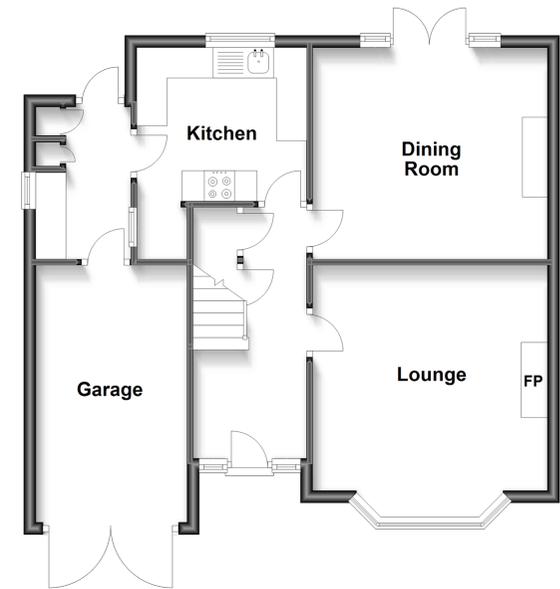
- Landing
- Bedroom 1: 14'1 x 12'9 (4.30m x 3.89m)
- Bedroom 2 with sink: 13'4 x 11'6 (4.07m x 3.51m)
- Bedroom 3: 8'7 x 8'5 (2.62m x 2.57m)
- Dressing Room: 14'2 x 6'3 (4.32m x 1.91m)
- Bathroom: 5'9 x 5'7 (1.75m x 1.70m)
- Separate Toilet: 5'7 x 3'2 (1.70m x 0.97m)

### OUTSIDE

- Garage: 14'5 x 8'3 (4.40m x 2.52m)
- Driveway
- Front and Rear Gardens

### Ground Floor

Approx. 60.4 sq. metres (650.5 sq. feet)



### First Floor

Approx. 58.2 sq. metres (626.2 sq. feet)



**Call Bearsted - 01622 730955 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- 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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