



Price
£385,000

Freehold

3x  1x  1x 

**Birling Avenue,
Bearsted, Maidstone,
Kent, ME14**

OVER 60?

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

Wards
Helping you move forwards



Main features

- Excellent position close to local school
- Fabulous opportunity to add your own taste and style with improvement
- Garage and block paved parking to front
- Easy access to rail links and village green
- Generously proportioned bedrooms and garden to rear

Accommodation

GROUND FLOOR

Entrance Hall: 6'1 x 3'9 (1.86m x 1.14m)
 Lounge Area: 12'4 x 11'11 (3.76m x 3.63m)
 Dining Room: 10'9 x 8'10 (3.28m x 2.69m)
 Kitchen: 11'5 x 7'3 (3.48m x 2.21m)

FIRST FLOOR

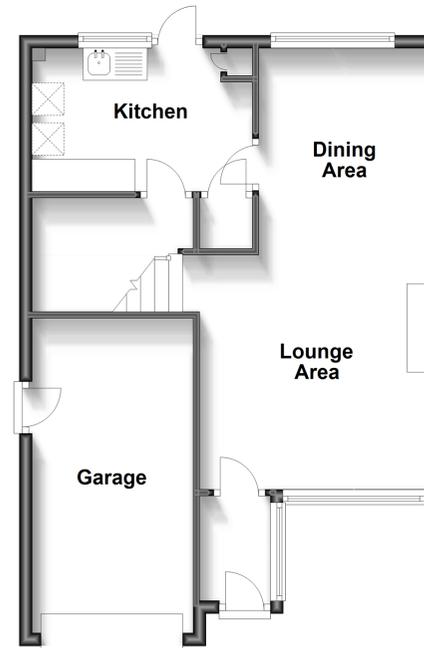
Landing
 Bedroom 1: 12'0 x 10'10 (3.66m x 3.30m)
 Bedroom 2: 10'8 x 10'3 (3.25m x 3.13m)
 Bedroom 3: 9'5 x 8'8 (2.87m x 2.64m)
 Shower Room: 9'7 x 4'8 (2.92m x 1.42m)
 Separate Toilet: 6'5 x 2'7 (1.96m x 0.79m)

OUTSIDE

Front and Rear Gardens
 Garage and Off Road Parking

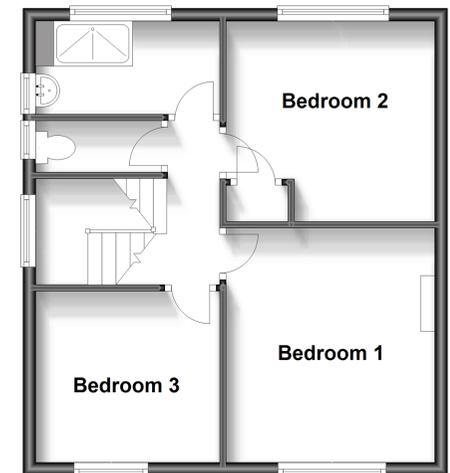
Ground Floor

Approx. 50.2 sq. metres (540.4 sq. feet)



First Floor

Approx. 42.6 sq. metres (458.9 sq. feet)



Call Bearsted - 01622 730955 ■ wardsofkent.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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