



**Price**  
**£450,000**

**Freehold**

4x  2x  1x 

**Robins Close, Lenham,  
Maidstone, Kent, ME17**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Deceptively spacious with huge rear kitchen extension
- Fabulous condition throughout
- Additional ground floor bedroom with en-suite shower room
- Superb rear garden to sunny aspect
- Easy access for local rail connection plus walking distance of village centre

## Accommodation

### GROUND FLOOR

Entrance Hall

Bedroom 4: 15'1 x 6'11 (4.60m x 2.11m)

En-suite Shower Room: 7'1 x 5'6 (2.16m x 1.68m)

Lounge: 15'9 x 15'0 (4.80m x 4.58m)

Kitchen/Diner: 29'7 x 11'8 (9.02m x 3.56m)

Utility Room: 7'1 x 5'9 (2.16m x 1.75m)

Cloakroom: 7'0 x 4'3 (2.14m x 1.30m)

### FIRST FLOOR

Landing

Bedroom 1: 12'0 x 9'11 (3.66m x 3.02m)

Bedroom 2: 10'0 x 8'6 (3.05m x 2.59m)

Bedroom 3: 7'1 x 6'11 (2.16m x 2.11m)

Bathroom: 8'9 x 6'3 (2.67m x 1.91m)

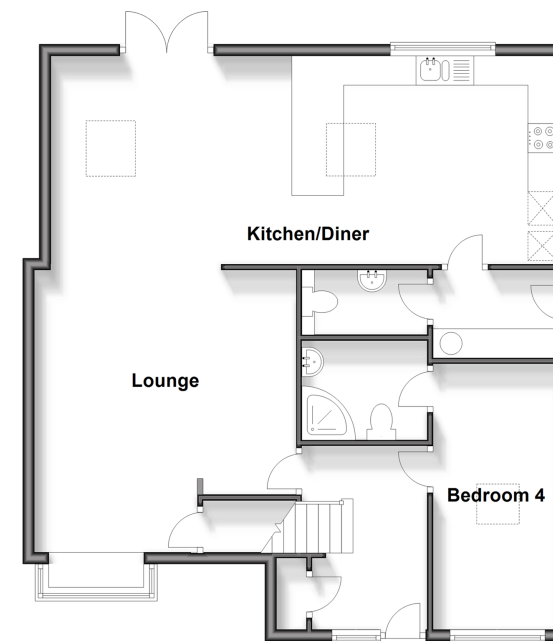
### OUTSIDE

Off Road Parking

Front and Rear Gardens

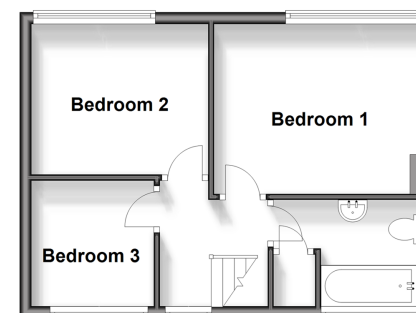
### Ground Floor

Approx. 84.0 sq. metres (903.8 sq. feet)



### First Floor

Approx. 32.6 sq. metres (351.0 sq. feet)



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