



Offers In  
Excess Of  
**£400,000**  
Freehold

3x  2x  2x 

Gates Drive, Maidstone,  
Kent, ME17

*Wards*  
Helping you move forwards



## Main features

- **Extended ground floor providing additional sitting area/playroom off kitchen**
- **Garage part converted to study/office**
- **Modern development with school, shops and supermarket on site**
- **Modern condition throughout with new build guarantee remaining**
- **Remainder of garage for storage and off road parking**

## Accommodation

### GROUND FLOOR

Entrance Hallway  
 Lounge: 14'1 x 12'2 (4.30m x 3.71m)  
 Cloakroom: 6'1 x 3'5 (1.86m x 1.04m)  
 Kitchen/Diner: 15'7 x 9'7 (4.75m x 2.92m)  
 Conservatory Area: 12'0 x 9'5 (3.66m x 2.87m)

### FIRST FLOOR

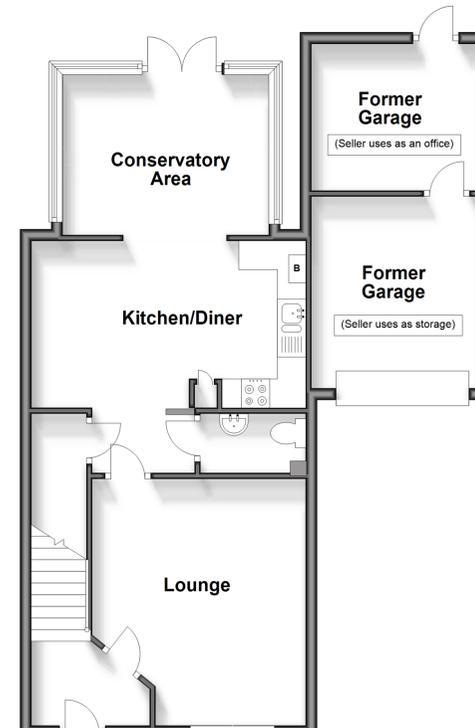
Landing  
 Bedroom 1: 12'4 x 11'3 into fitted wardrobes (3.76m x 3.43m)  
 En-suite Shower Room: 5'7 x 5'0 (1.70m x 1.53m)  
 Bedroom 2: 11'11 x 6'8 (3.63m x 2.03m)  
 Bedroom 3: 10'11 x 8'9 (3.33m x 2.67m)  
 Bathroom: 6'7 x 5'7 (2.01m x 1.70m)

### OUTSIDE

Storage (Former Garage): 10'10 x 9'11 (3.30m x 3.02m)  
 Office (Former Garage): 9'7 x 8'9 (2.92m x 2.67m)  
 Front and Rear Gardens  
 Off Road Parking

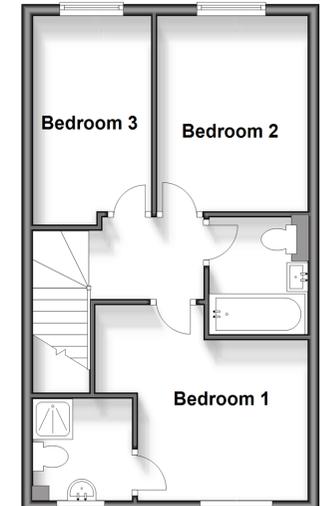
### Ground Floor

Approx. 68.5 sq. metres (737.7 sq. feet)



### First Floor

Approx. 40.4 sq. metres (434.4 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



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