



**Price**  
**£535,000**

**Freehold**

3x  1x  2x 

**Harvest Ridge,  
Leybourne, Kent, ME19**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Modern & spacious kitchen with ample cupboard space for storage
- Relax in the bright conservatory area & enjoy the view of the large garden
- Work from home with ease in the sitting/study area
- Well reputed primary school & pre-school within walking distance
- Good commuter links by road/rail

## Accommodation

### GROUND FLOOR

- Entrance Hall
- Cloakroom
- Dining Room: 16'9 x 6'3 (5.11m x 1.91m)
- Lounge: 17'6 x 13'4 (5.34m x 4.07m)
- Sitting/Study Area: 10'4 x 8'2 (3.15m x 2.49m)
- Kitchen: 13'3 x 7'10 (4.04m x 2.39m)
- Utility Room: 8'3 x 7'10 (2.52m x 2.39m)
- Family Area: 9'7 x 8'1 (2.92m x 2.47m)
- Conservatory Area: 8'1 x 7'5 (2.47m x 2.26m)

### FIRST FLOOR

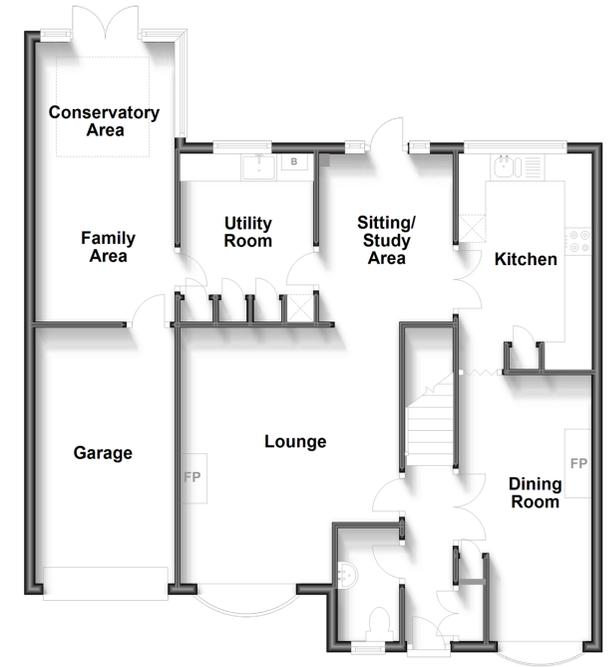
- Landing
- Bedroom 1: 12'6 x 9'7 (3.81m x 2.92m)
- Bedroom 2: 12'10 x 7'2 (3.91m x 2.19m)
- Bedroom 3: 9'7 x 6'11 (2.92m x 2.11m)
- Bathroom

### OUTSIDE

- Front & Rear Gardens
- Driveway & Garage

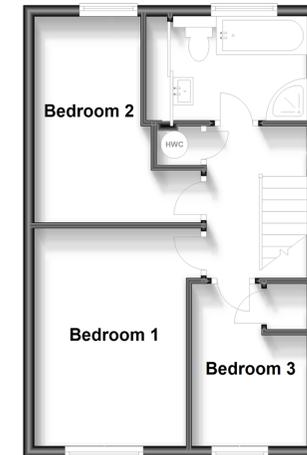
### Ground Floor

Approx. 91.1 sq. metres (980.2 sq. feet)



### First Floor

Approx. 39.5 sq. metres (424.9 sq. feet)



Call Larkfield - 01732 847877 ■ [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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