



**OVER 60?**

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

**Price**

**£550,000**

**Freehold**

3x  2x  1x 

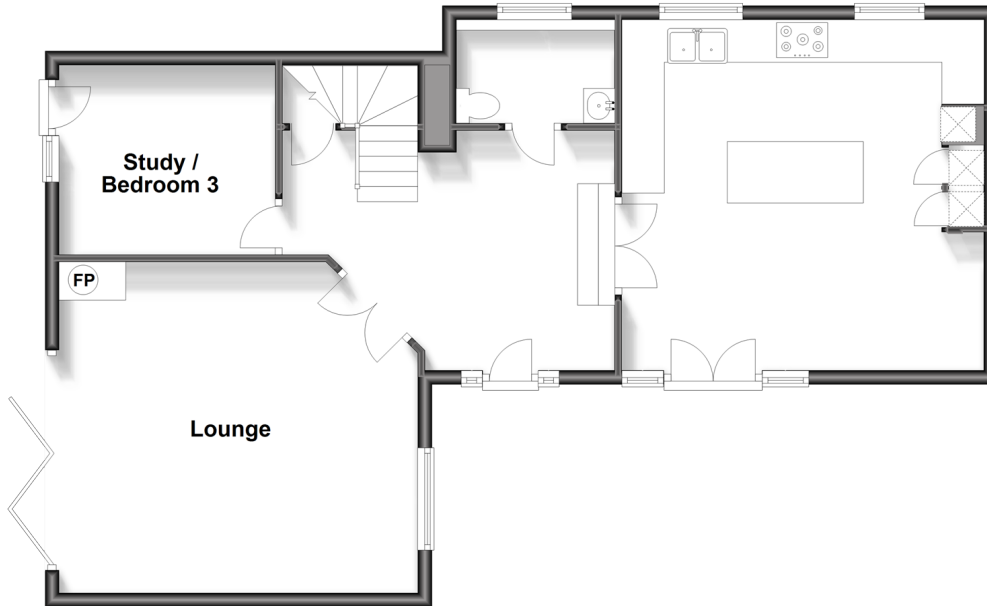
**Lower Road, West  
Farleigh, Maidstone,  
Kent, ME15**

**Wards**  
Helping you move forwards



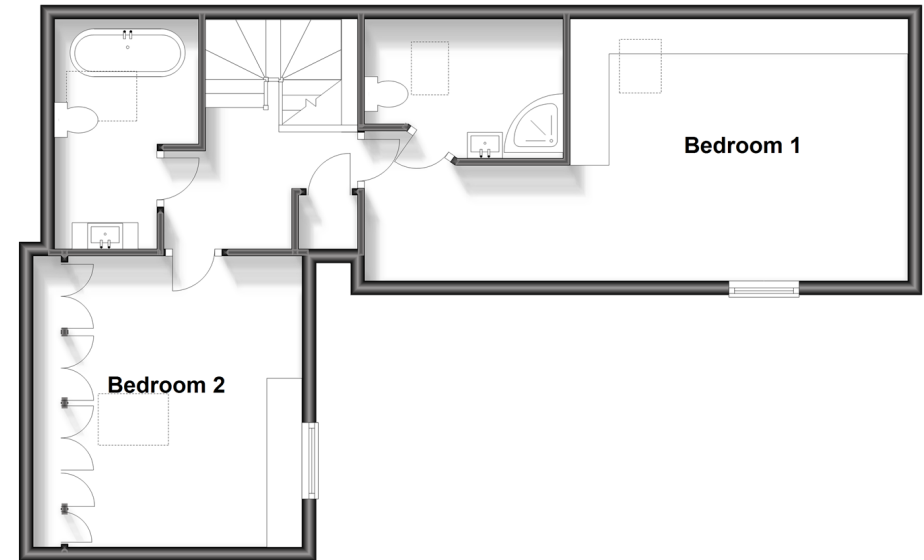
### Split Level Ground Floor

Approx. 79.0 sq. metres (850.5 sq. feet)



### Split Level First Floor

Approx. 59.9 sq. metres (645.1 sq. feet)



## Accommodation

### SPLIT LEVEL GROUND FLOOR

Entrance Hall

Downstairs Cloakroom: 9'5 x 4'10 (2.87m x 1.47m)

Kitchen/Diner: 16'11 x 16'6 (5.16m x 5.03m)

Lounge: 16'11 x 15'7 (5.16m x 4.75m)

Study/Bedroom 3: 10'1 x 9'10 (3.08m x 3.00m)

### SPLIT LEVEL FIRST FLOOR

Landing

Bedroom 1: 15'8 x 12'7 (4.78m x 3.84m)

En-suite Shower Room: 9'3 x 6'8 (2.82m x 2.03m)

Bedroom 2: 13'8 x 11'2 (4.17m x 3.41m)

Bathroom: 9'6 x 6'7 (2.90m x 2.01m)

### OUTSIDE

Off-Road Parking

Front & Rear Gardens



## Main features

- Immaculately presented throughout
- Situated in the peaceful and quiet, semi rural village of West Farleigh
- High specification kitchen/diner with island and bi-fold doors
- Completely ready to move into with no work required
- Amazing family home, with a great entertaining space and off road parking for 3 cars



### Nearest Schools

Primary Schools: East Farleigh Primary 1.3 miles, Barming Primary 1.4 miles, Wateringbury C of E Primary 1.4 miles  
Secondary Schools: Oakwood Park Grammar School 2.3 miles, St Augustine Academy 2.3 miles, St Simon Stock Catholic School 2.3 miles



### Transport Information

Train Stations: Wateringbury 1.3 miles, East Farleigh 1.5 miles, Yalding 2.3 miles



### Address

Lower Road, West Farleigh, Maidstone, Kent, ME15



### Directions

For directions to this property please contact us.







**Wards**  
Helping you move forwards

Call Loose Branch 01622 744067 ■ [wardsofkent.co.uk](http://wardsofkent.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.



13021854/20231020/KIR/AS