

**OVER 60?**

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



**Price**

**£525,000**

**Freehold**

4x  3x  1x 

Firmin Avenue, Boughton Monchelsea,  
Maidstone, Kent, ME17

*Wards*

Helping you move forwards



## Main features

- Immaculately presented home with the 'wow factor'
- Useful study, ideal for those who work from home
- Cosy, yet spacious lounge, perfect for relaxing in the evenings
- Large kitchen/diner finished to a high standard, leading to a conservatory, offering a sociable family space
- Located on a popular, modern development, short walk to local shops, amenities and scenic countryside

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Downstairs Cloakroom: 5'1 x 2'1 (1.55m x 0.64m)  
 Lounge: 19'0 x 10'1 (5.80m x 3.08m)  
 Kitchen/Diner: 15'1 x 13'0 (4.60m x 3.97m)  
 Conservatory: 10'0 x 9'0 (3.05m x 2.75m)  
 Study: 8'1 x 5'0 (2.47m x 1.53m)  
 Gym: 10'0 x 8'0 (3.05m x 2.44m)

### FIRST FLOOR

Landing  
 Bedroom 1: 12'1 x 11'0 (3.69m x 3.36m)  
 En Suite Shower Room 1: 6'0 x 5'1 (1.83m x 1.55m)  
 Bedroom 2: 11'1 x 11'1 (3.38m x 3.38m)  
 En Suite Shower Room 2: 7'1 x 5'0 (2.16m x 1.53m)  
 Bedroom 3: 11'0 x 8'1 (3.36m x 2.47m)  
 Bedroom 4: 10'1 x 7'1 (3.08m x 2.16m)  
 Bathroom: 8'0 x 6'1 (2.44m x 1.86m)

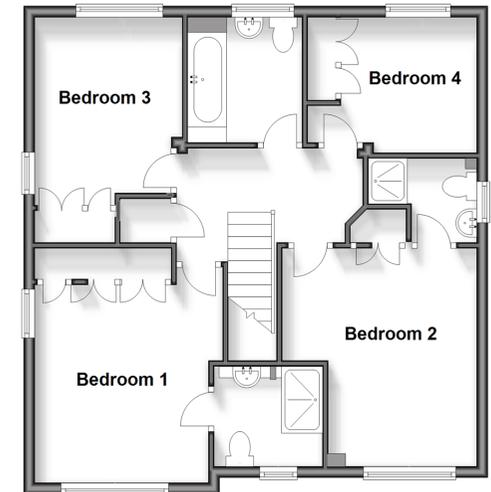
### OUTSIDE

Off Road Parking  
 Front and Rear Gardens  
 Storage  
 2 Summer Houses

**Ground Floor**  
 Approx. 79.0 sq. metres (849.9 sq. feet)



**First Floor**  
 Approx. 63.9 sq. metres (687.9 sq. feet)



**Call Loose - 01622 744067 ■ [wardsokent.co.uk](http://wardsokent.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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