



**Price**  
**£310,000**

**Freehold**

3x  1x  1x 

Upper Fant Road,  
Barming, Maidstone,  
Kent ME16

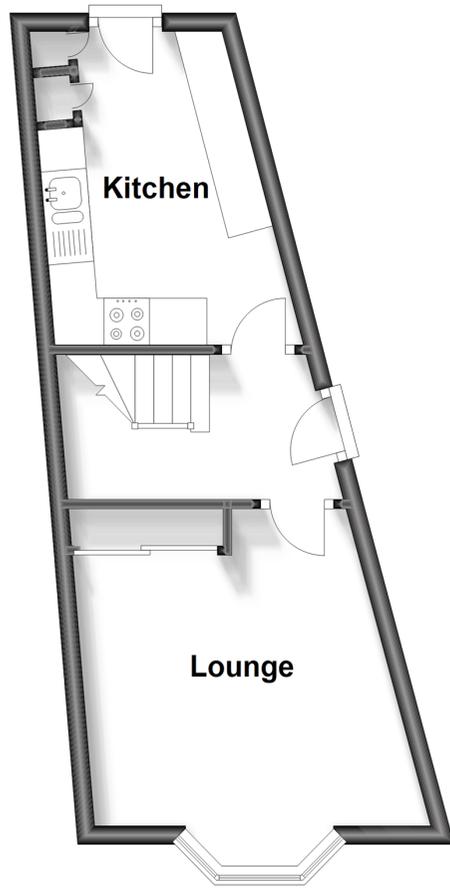
**OVER 60?**

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

*Wards*  
Helping you move forwards

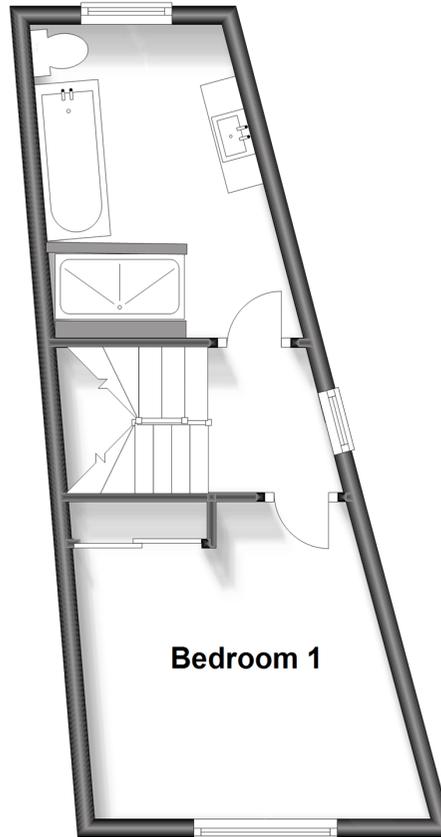
## Ground Floor

Approx. 24.9 sq. metres (268.1 sq. feet)



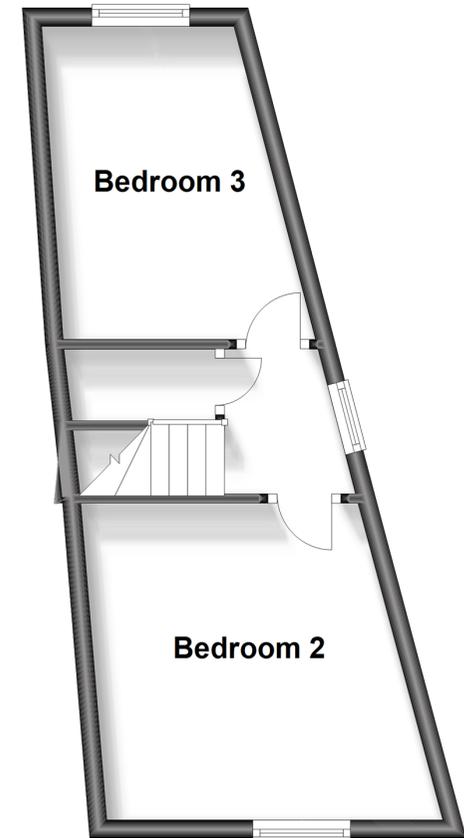
## First Floor

Approx. 24.7 sq. metres (266.2 sq. feet)



## Second Floor

Approx. 24.8 sq. metres (267.5 sq. feet)



## Accommodation

### GROUND FLOOR

Side Entrance

Hallway

Lounge: 14'2 x 10'2 (4.32m x 3.10m)

Kitchen: 12'0 x 9'7 (3.66m x 2.92m)

### FIRST FLOOR

Landing

Bedroom 1: 12'5 x 11'0 (3.79m x 3.36m)

Bathroom: 11'0 x 8'6 (3.36m x 2.59m)

### SECOND FLOOR

Landing

Bedroom 2: 12'0 x 11'0 (3.66m x 3.36m)

Bedroom 3: 11'0 x 9'0 (3.36m x 2.75m)

### OUTSIDE

Rear Garden

Driveway



## Main features

- Recently built family home
- No chain
- Electric car charging point, extremely energy efficient
- Quiet yet convenient location, ideal for schools and access to amenities
- New build warranty still in effect.



### Nearest Schools

Primary Schools: St Michael's C of E Junior School 0.3 miles, West Borough 0.8 miles, Brunswick House 1.2 miles  
Secondary Schools: Oakwood Park Grammar School 0.7 miles, St Augustine Ac 0.7 miles, St Simon Stock Catholi 0.7 miles



### Transport Information

Train Stations: Maidstone West 0.8 miles, Maidstone Barracks 1.3 miles, Maidstone East 1.4 miles, East Farleigh 1.4 miles



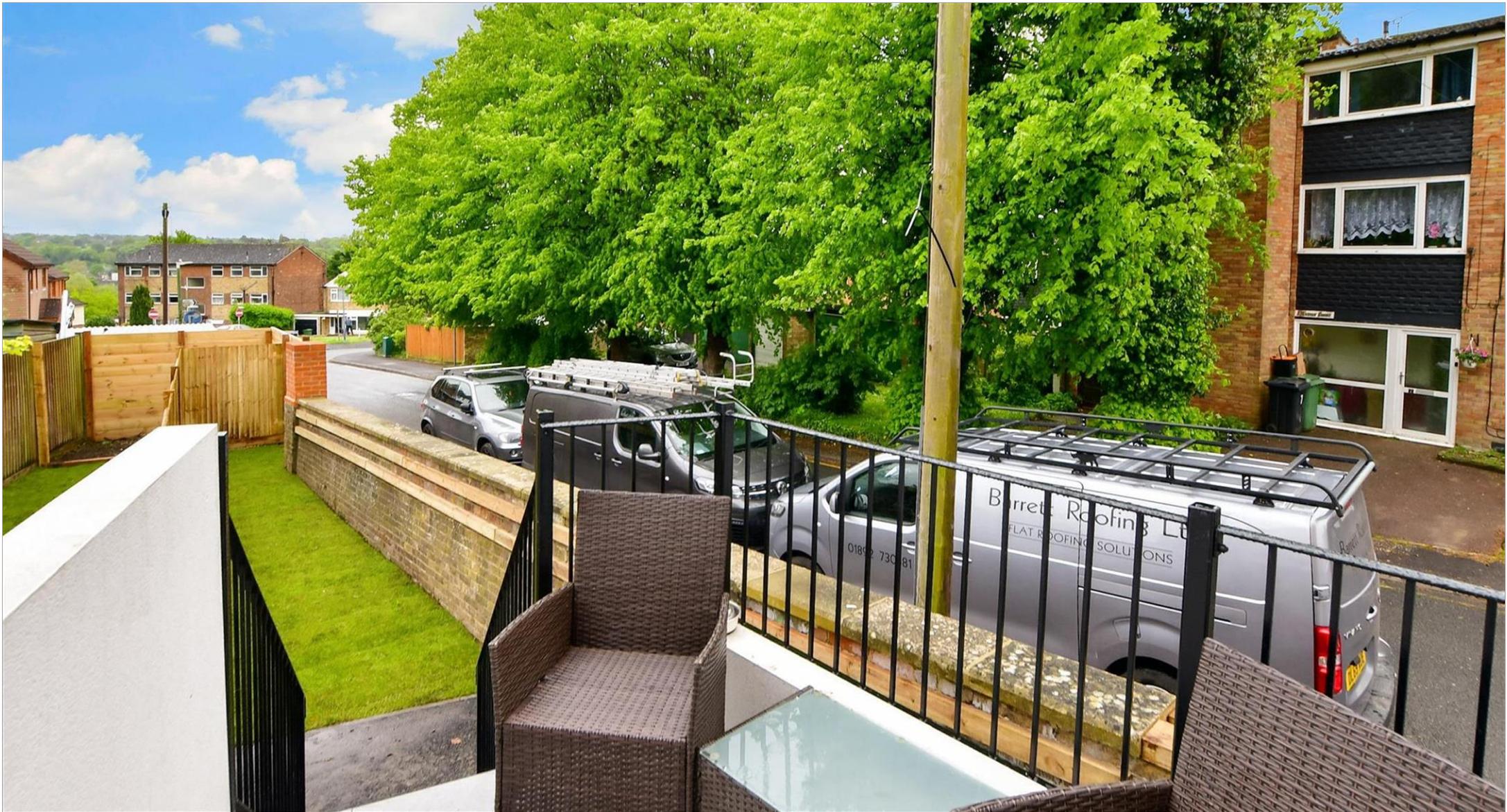
### Address

Upper Fant Road, Barming, Maidstone, Kent ME16



### Directions

For directions to this property please contact us.



*Wards*  
Helping you move forwards

Call Maidstone Branch 01622 683737 ■ [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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