



Price
£700,000

Freehold

4x  2x  3x 

**Lower Fant Road,
Maidstone, Kent ME16**

OVER 60?

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

Wards
Helping you move forwards

Ground Floor
Approx. 108.4 sq. metres (1167.3 sq. feet)



Accommodation

GROUND FLOOR

Hallway

Cloakroom

Lounge: 15'0 x 12'9 (4.58m x 3.89m)

Sitting Room: 18'4 x 15'0 (5.59m x 4.58m)

Dining Room: 12'4 x 10'2 (3.76m x 3.10m)

Kitchen: 11'8 x 10'4 (3.56m x 3.15m)

BASEMENT

Cellar Chamber 1: 14'8 x 12'8 (4.47m x 3.86m)

Cellar Chamber 2: 9'0 x 5'3 (2.75m x 1.60m)

Cellar Chamber 3: 8'8 x 5'2 (2.64m x 1.58m)

Cellar Chamber 4

FIRST FLOOR

Landing

Bedroom 1: 15'5 x 13'10 (4.70m x 4.22m)

Bathroom

Bedroom 2: 13'7 x 12'9 (4.14m x 3.89m)

Shower Room

SECOND FLOOR

Landing

Bedroom 3: 15'8 x 13'7 (4.78m x 4.14m)

Bedroom 4: 13'0 x 12'8 (3.97m x 3.86m)

OUTSIDE

Rear Garden

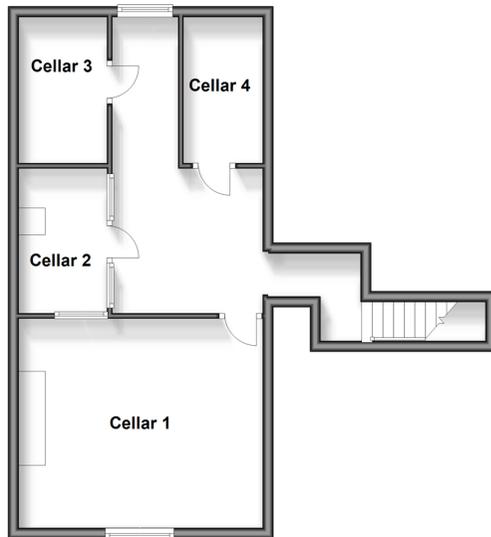
Front Garden

Driveway

Integral Garage

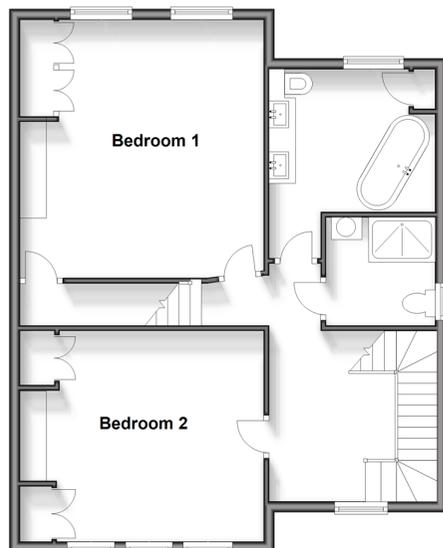
Basement

Approx. 47.5 sq. metres (511.4 sq. feet)



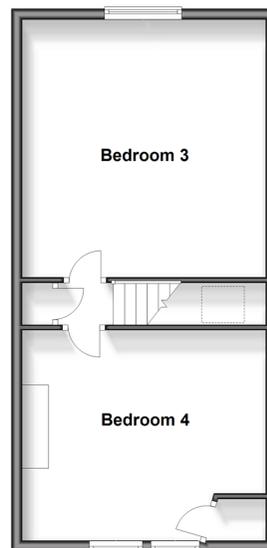
First Floor

Approx. 71.0 sq. metres (764.4 sq. feet)



Second Floor

Approx. 44.7 sq. metres (480.7 sq. feet)





Main features

- A Victorian character house
- Planning permission granted for kitchen extension 21/503991/FULL
- Generous plot with large rear garden
- 4 chamber basement, ripe for conversion (subject to planning consent)
- Easy access to the town centre and walks along the River Medway



Nearest Schools

Primary Schools: Maidstone, St Michael's C of E Junior School 0.5 miles, West Borough Primary 1.1 miles, Brunswick House Primary 1.2 miles



Transport Information

Train Stations: Maidstone West 1.0 miles, East Farleigh 1.1 miles, Maidstone Barracks 1.5 miles



Address

Lower Fant Road, Maidstone, Kent ME16



Directions

For directions to this property please contact us.



Wards
Helping you move forwards

Call Maidstone Branch 01622 683737 ■ 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.

EPC RATING	CURRENT:	POTENTIAL:
	E(45)	C(78)

13158080/20240406/CV/DS