



**Price**  
**£325,000**

**Freehold**

3x  1x  1x 

**Beech Mast, Vigo, Kent,  
DA13**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Single storey rear extension enlarging the size of the kitchen
- Stylish kitchen and shower room recently installed
- Close walk to Trosley Country Park
- Garage en bloc within short walking distance. Great for storage
- Manageable rear garden with large patio area

## Accommodation

### GROUND FLOOR

Porch

Hallway

Lounge: (L-shaped) 23'2 x 10'0 (7.07m x 3.05m) plus 6'8 x 1'3 (2.03m x 0.38m)

Breakfast Area: 9'4 x 7'7 (2.85m x 2.31m)

Kitchen: 7'9 x 7'8 (2.36m x 2.34m)

### FIRST FLOOR

Landing

Bedroom 1: (L-shaped) 12'11 x 10'1 (3.94m x 3.08m) plus 3'1 x 1'8 (0.94m x 0.51m)

Bedroom 2: (L-shaped) 10'2 x 9'7 (3.10m x 2.92m) plus 4'4 x 2'1 (1.32m x 0.64m)

Bedroom 3: (L-shaped) 7'8 x 7'4 (2.34m x 2.24m) plus 6'0 x 1'2 (1.83m x 0.36m)

Shower Room: 5'6 x 4'9 (1.68m x 1.45m)

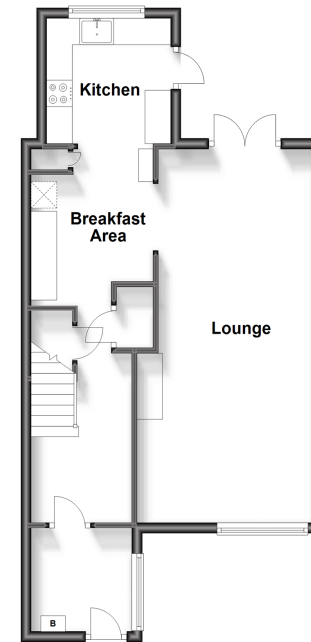
### OUTSIDE

Garage En Bloc

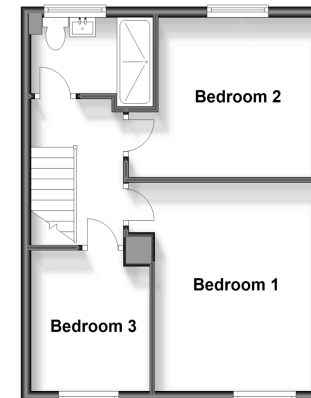
Front Garden

Rear Garden

**Ground Floor**  
Approx. 48.9 sq. metres (526.3 sq. feet)



**First Floor**  
Approx. 38.9 sq. metres (418.6 sq. feet)



**Call Meopham - 01474 813100 ■ [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.



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