



**Guide Price**  
**£435,000**

**Freehold**

3x  1x  1x 

**Hornfield Cottages,  
David Street, Harvel,  
Kent, DA13**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Incredible potential to extend and improve (subject to usual consents)
- Picturesque setting with Harvel Cricket Club opposite
- Superb size rear garden with garage and parking accessed to rear
- Stunning countryside walks nearby
- Semi-rural location, but with easy access to Meopham

## Accommodation

### GROUND FLOOR

Hallway

Lounge/Dining Room: 23'9 x 12'9 (7.24m x 3.89m)

Kitchen: 6'6 x 5'11 (1.98m x 1.80m)

Rear Lobby: (L-shaped) 5'7 x 5'3 (1.70m x 1.60m) plus 3'2 x 2'5 (0.97m x 0.74m)

Workshop: 8'3 x 5'3 (2.52m x 1.60m)

Toilet: 5'8 x 2'5 (1.73m x 0.74m)

### FIRST FLOOR

Landing

Bedroom 1: 12'6 x 11'1 (3.81m x 3.38m)

Bedroom 2: 11'0 x 10'9 (3.36m x 3.28m)

Bedroom 3: (L-shaped) 7'8 x 6'4 (2.34m x 1.93m) plus 4'5 x 3'1 (1.35m x 0.94m)

Bathroom: 6'4 x 5'6 (1.93m x 1.68m)

Eaves: 14'1 x 5'2 (4.30m x 1.58m)

### OUTSIDE

Garage

Front Garden

Large Rear Garden

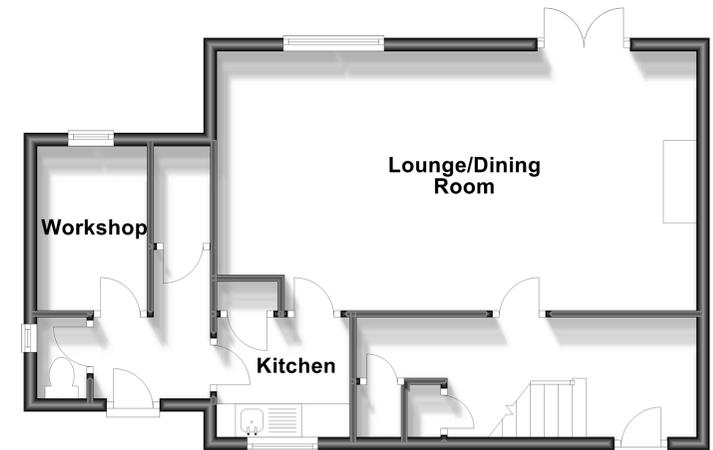
Off Road Parking to Rear

**Call Meopham - 01474 813100 ■ [wardsokent.co.uk](http://wardsokent.co.uk)**

- Asbestos is present at this property, please contact us before proceeding
- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- 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.

### Ground Floor

Approx. 52.5 sq. metres (564.7 sq. feet)



### First Floor

Approx. 42.1 sq. metres (453.5 sq. feet)



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