



**Price**  
**£525,000**

**Freehold**

3x  2x  2x 

**Worcester Close, Istead  
Rise, Kent, DA13**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Downstairs study, ideal for when remote working
- Walking distance to Istead Rise amenities and doctors surgery
- Downstairs shower room providing 2nd washroom facility
- Well presented rear garden
- Front extension providing significant living accommodation

## Accommodation

### GROUND FLOOR

Hallway

Lounge: 14'5 x 11'4 (4.40m x 3.46m)

Dining Area: (L-shaped) 10'6 x 8'4 (3.20m x 2.54m) plus 10'10 x 6'8 (3.30m x 2.03m)

Study: 11'11 x 8'9 (3.63m x 2.67m)

Kitchen: 21'10 x 7'5 (6.66m x 2.26m)

Shower Room: 10'3 x 2'11 (3.13m x 0.89m)

### FIRST FLOOR

Landing

Bedroom 1: 12'2 x 9'0 (3.71m x 2.75m)

Bedroom 2: (L-shaped) 9'11 x 9'6 (3.02m x 2.90m) plus 6'2 x 0'10 (1.88m x 0.25m)

Bedroom 3: (L-shaped) 9'5 x 7'10 (2.87m x 2.39m) plus 2'6 x 2'0 (0.76m x 0.61m)

Bathroom: 7'3 x 6'3 (2.21m x 1.91m)

### OUTSIDE

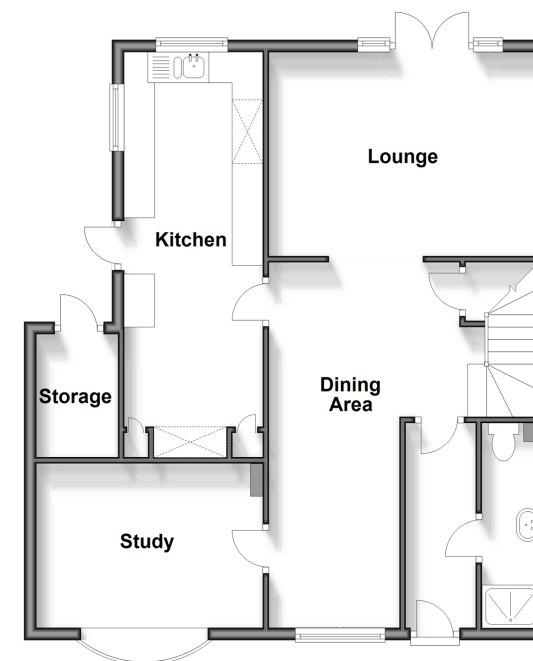
Driveway

Rear Garden

Storage

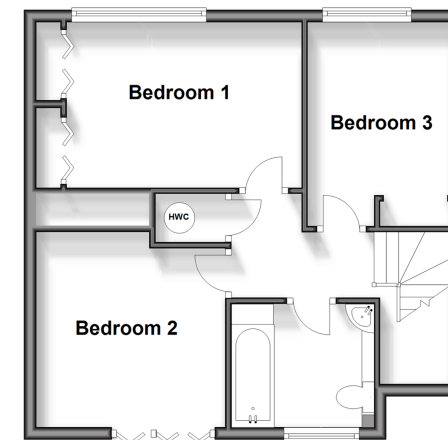
### Ground Floor

Approx. 70.9 sq. metres (763.0 sq. feet)



### First Floor

Approx. 44.0 sq. metres (473.3 sq. feet)



**Call Meopham - 01474 813100 ■ [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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