

**OVER 60?**

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



**Guide Price**  
**£400,000**  
**Freehold**

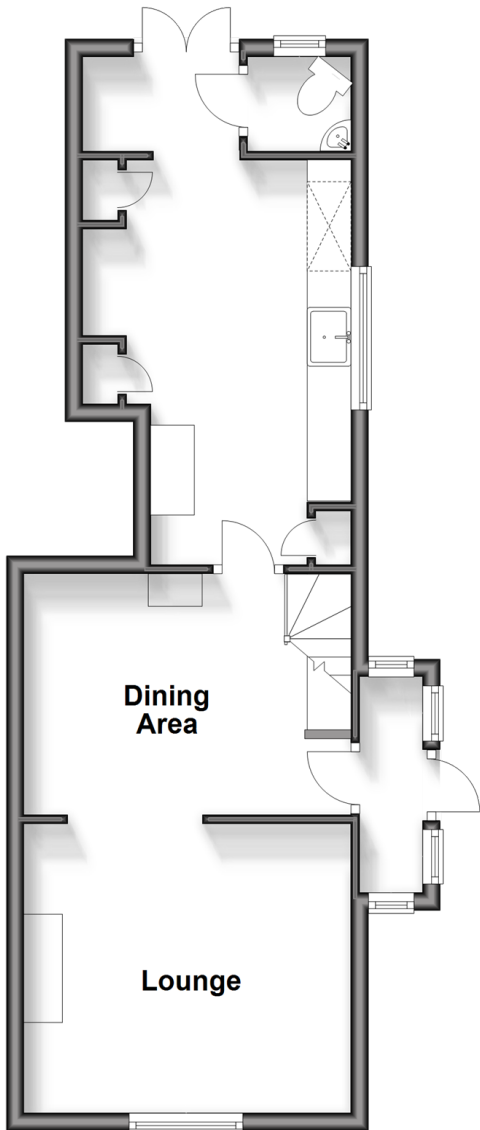
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Kent Street, Mereworth, Maidstone, Kent,  
ME18

*Wards*  
Helping you move forwards

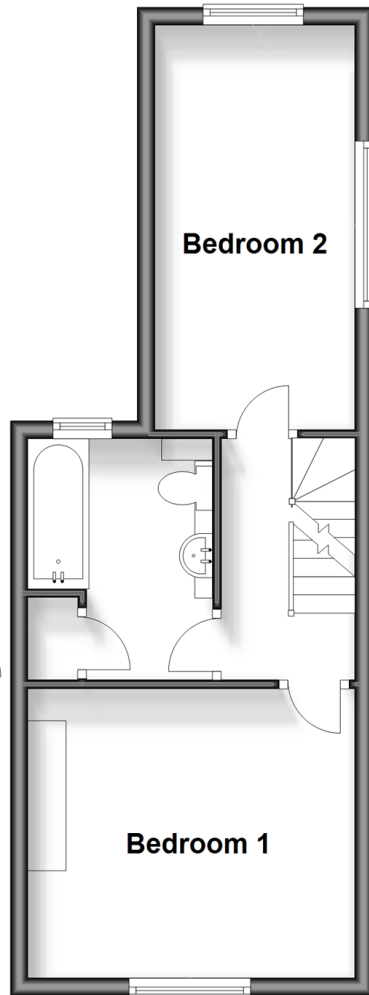
## Ground Floor

Approx. 41.3 sq. metres (444.3 sq. feet)



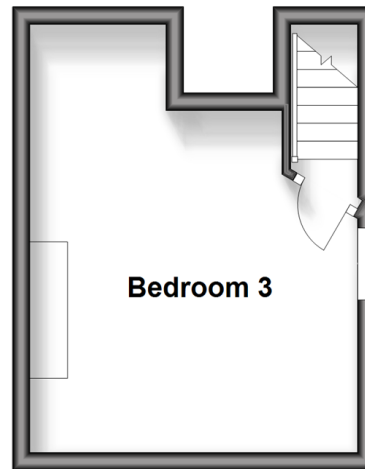
## First Floor

Approx. 33.6 sq. metres (361.9 sq. feet)



## Second Floor

Approx. 16.7 sq. metres (180.0 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Porch

Lounge Area: 12'2 x 10'8 (3.71m x 3.25m)

Dining Area: 9'9 x 9'2 (2.97m x 2.80m)

Kitchen: 15'0 x 10'1 (4.58m x 3.08m)

Rear Lobby: 5'10 x 3'6 (1.78m x 1.07m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 12'2 x 11'0 (3.71m x 3.36m)

Bedroom 2: 15'2 x 8'0 (4.63m x 2.44m)

Bathroom

### SECOND FLOOR

Landing

Bedroom 3: 12'2 x 12'2 (3.71m x 3.71m)

### OUTSIDE

Front, Side & Rear Gardens

Private Driveway

Log Cabin: 15'7 x 9'1 (4.75m x 2.77m)





## Main features

- Beautifully improved cottage with generous plot
- Uninterrupted views of beautiful open countryside
- Huge potential & scope for further extension & improvement (subject to relevant planning permission)
- Excellent parking facilities
- Convenient location



### Nearest Schools

Primary Schools: Kings Hill School 0.7 miles, Valley Invicta Primary 0.7 miles, Mereworth Community Primary 0.9 miles  
 Secondary Schools: Grange Park School 2.7 miles, The Malling School 2.7 miles, Wrotham School 3.9 miles



### Transport Information

Train Stations: Watlingbury 1.9 miles, West Malling 2.1 miles, East Malling 2.7 miles



### Address

Kent Street, Mereworth, Maidstone, Kent, ME18



### Directions

For directions to this property please contact us.





Call Kings Hill Branch 01732 222211 ■ [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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