



**OVER 60?**

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

**Price**  
**£325,000**

**Freehold**

3x  3x  1x 

**Baillies Court, Ashford  
Road, Harrietsham,  
Maidstone, Kent, ME17**

*Wards*  
Helping you move forwards





## Main features

- Beautifully presented, situated in a village location and improved by the current owners
- Modern bathroom and 2 en-suite shower rooms
- Large lounge/diner - with replacement double glazed french doors
- Gated secure parking
- Modern kitchen

## Accommodation

### GROUND FLOOR

Entrance Hall  
Cloakroom  
Lounge/Diner: 19'4 x 17'2 (5.90m x 5.24m)  
Kitchen: 14'7 x 10'1 (4.45m x 3.08m)

### FIRST FLOOR

Landing  
Bedroom 2: 13'0 x 9'1 (3.97m x 2.77m)  
Bedroom 3: 8'4 x 7'5 (2.54m x 2.26m)  
En-suite Shower Room: 8'7 x 4'2 (2.62m x 1.27m)  
Bathroom: 7'3 x 5'11 (2.21m x 1.80m)

### SECOND FLOOR

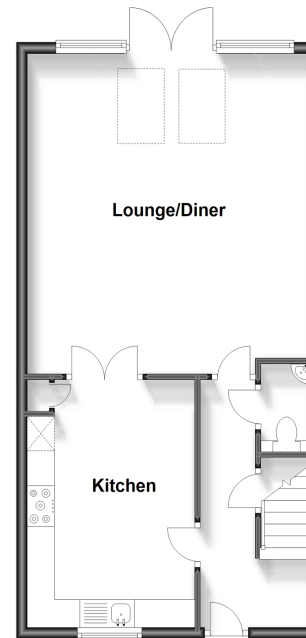
Landing  
Bedroom 1: 13'7 x 10'2 (4.14m x 3.10m)  
En-suite Shower Room: 8'10 x 6'8 (2.69m x 2.03m)

### OUTSIDE

Rear Garden  
Gated Off Road Parking

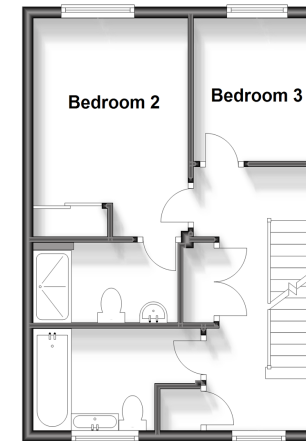
### Ground Floor

Approx. 52.8 sq. metres (568.7 sq. feet)



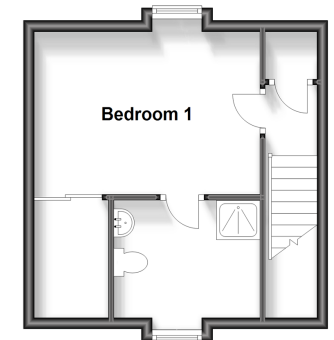
### First Floor

Approx. 37.7 sq. metres (405.4 sq. feet)



### Second Floor

Approx. 27.4 sq. metres (294.6 sq. feet)



Call Bearsted - 01622 730955 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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