



Price
£425,000

Freehold

4x  2x  1x 

**Coleman Way, Langley,
Maidstone, Kent, ME17**

OVER 60?

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

Wards
Helping you move forwards



Main features

- Garage with tandem driveway
- NHBC guarantee still applicable
- All bedrooms are double
- Spacious lounge with double doors to rear garden
- Local school and amenities just a short walk away

Accommodation

GROUND FLOOR

Entrance Hall: 13'11 x 6'3 (4.24m x 1.91m)
 Kitchen/Diner: 13'6 x 10'1 up to bay (4.12m x 3.08m)
 Lounge: (L-shaped) 14'1 x 13'6 (4.30m x 4.12m) plus 6'2 x 2'3 (1.88m x 0.69m)
 Cloakroom: 7'0 x 3'3 (2.14m x 0.99m)

FIRST FLOOR

Landing
 Bedroom 3: (L-shaped) 14'1 x 10'2 (4.30m x 3.10m) plus 6'6 x 0'10 (1.98m x 0.25m)
 Bedroom 4: (L-shaped) 13'6 x 8'8 (4.12m x 2.64m) plus 6'6 x 2'3 (1.98m x 0.69m)
 Bathroom: 9'11 x 6'4 (3.02m x 1.93m)

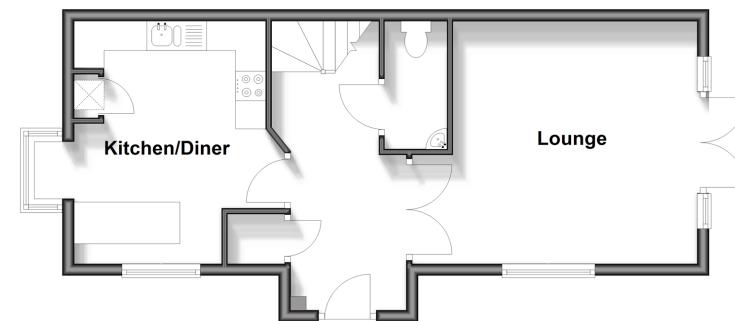
SECOND FLOOR

Landing
 Bedroom 1: 13'6 x 11'1 (4.12m x 3.38m)
 En-suite Shower Room: 8'10 x 6'4 (2.69m x 1.93m)
 Bedroom 2: (L-shaped) 10'3 x 8'9 (3.13m x 2.67m) plus 5'6 x 3'2 (1.68m x 0.97m)

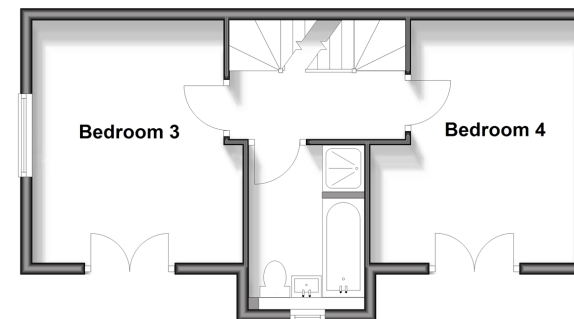
OUTSIDE

Front and Rear Gardens
 Garage and Tandem Driveway

Ground Floor
 Approx. 44.9 sq. metres (482.9 sq. feet)



First Floor
 Approx. 39.1 sq. metres (420.4 sq. feet)



Second Floor
 Approx. 39.1 sq. metres (420.4 sq. feet)



Call Bearsted - 01622 730955 ■ 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.

EPC RATING

CURRENT:
B(85)

POTENTIAL:
A(94)

12329101/20250124/SG/LNR