



**OVER 60?**  
Secure this property  
for up to **59% less!**

**Price**

**£400,000**

**Freehold**

3x 2x 1x

**Armistice Way,  
Harrietsham, Maidstone,  
Kent, ME17**

*Wards*  
Helping you move forwards



## Main features

- Ample off road parking provided with carport and electric security shutter attached
- En-suite shower room to bedroom 1
- Walking distance to Harrietham train station and primary school
- Short drive to M20 motorway
- Excellent condition with NHBC still within warranty

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: (L-shaped) 14'9 x 11'9 (4.50m x 3.58m) plus 10'0 x 3'5 (3.05m x 1.04m)

Kitchen/Diner: 15'5 x 8'0 (4.70m x 2.44m)

Cloakroom: 5'1 x 2'10 (1.55m x 0.86m)

### FIRST FLOOR

Landing

Bedroom 1: (L-shaped) 11'6 x 8'7 (3.51m x 2.62m) plus 3'10 x 3'6 (1.17m x 1.07m)

En-suite Shower Room: 7'4 x 3'8 (2.24m x 1.12m)

Bedroom 2: (L-shaped) 11'1 x 8'4 (3.38m x 2.54m) plus 3'6 x 2'1 (1.07m x 0.64m)

Bedroom 3: 10'1 x 6'7 (3.08m x 2.01m)

Bathroom: 6'6 x 5'7 (1.98m x 1.70m)

### OUTBUILDING

Garage: 16'10 x 11'1 (5.13m x 3.38m)

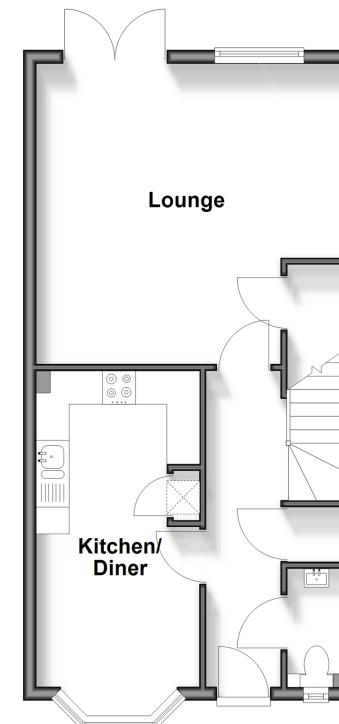
### OUTSIDE

Driveway / Carport

Front and Rear Garden

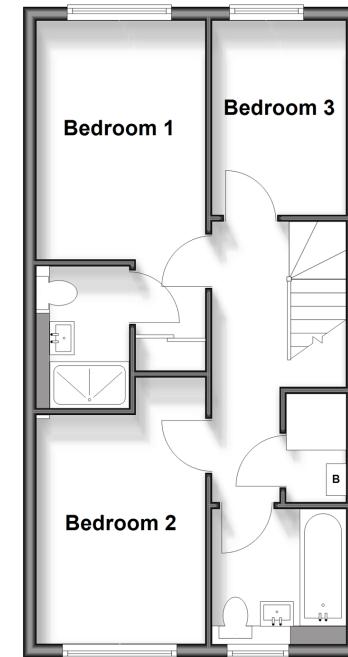
### Ground Floor

Approx. 44.1 sq. metres (474.8 sq. feet)



### First Floor

Approx. 43.9 sq. metres (472.6 sq. feet)



### Outbuilding

Approx. 17.7 sq. metres (190.9 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
- 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.



CURRENT:  
B(84)

POTENTIAL:  
A(95)



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