



**Price**  
**£700,000**

**Freehold**

6x  3x  2x 

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

**OVER 60?**

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

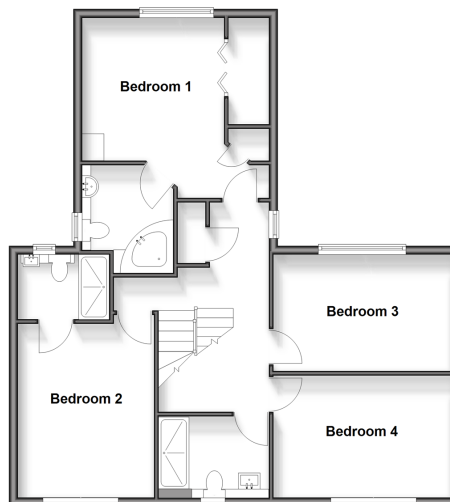
*Wards*  
Helping you move forwards



**Ground Floor**  
Approx. 102.6 sq. metres (1104.8 sq. feet)



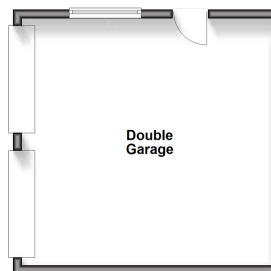
**First Floor**  
Approx. 78.5 sq. metres (845.4 sq. feet)



**Second Floor**  
Approx. 32.0 sq. metres (344.0 sq. feet)



**Outbuilding**  
Approx. 32.5 sq. metres (349.9 sq. feet)



## Accommodation

### GROUND FLOOR

#### Entrance Hall

Cloakroom: 4'10 x 3'0 (1.47m x 0.92m)

Dining Room: 12'5 x 10'0 (3.79m x 3.05m)

Kitchen/Breakfast Room: 18'1 x 13'3 (5.52m x 4.04m)

Family Area: 15'1 x 14'1 (4.60m x 4.30m)

Utility Room: 10'1 x 5'2 (3.08m x 1.58m)

Lounge: 17'7 x 13'9 (5.36m x 4.19m)

### FIRST FLOOR

#### Landing

Bedroom 1: (L-shaped) 10'6 x 10'5 (3.20m x 3.18m) plus 6'1 x 3'5 (1.86m x 1.04m)

En-suite Bathroom: (L-shaped) 8'2 x 5'3 (2.49m x 1.60m) plus 6'5 x 1'11 (1.96m x 0.58m)

Bedroom 2: 12'11 x 10'0 (3.94m x 3.05m)

En-suite Shower Room: 6'6 x 4'9 (1.98m x 1.45m)

Bedroom 3: 13'3 x 9'2 (4.04m x 2.80m)

Bedroom 4: 13'4 x 8'4 (4.07m x 2.54m)

Shower Room: 5'4 x 5'2 (1.63m x 1.58m)

### SECOND FLOOR

#### Landing

Bedroom 5: 11'9 x 11'0 (3.58m x 3.36m)

Bedroom 6: 10'10 x 10'2 (3.30m x 3.10m)

### OUTBUILDING

Double Garage: 18'9 x 18'4 (5.72m x 5.59m)

### OUTSIDE

#### Driveway

#### Front & Rear Gardens



## Main features

- Incredible size plot with wonderful rear garden, ideal for entertaining family & friends
- Substantial accommodation, separated across 3 floors, perfect for larger households
- Gated driveway with plenty of off road parking and double garage
- Walking distance to Harrietsham Train Station and local primary school
- Great commuter location with M20 in easy reach



### Nearest Schools

Primary Schools: Harrietsham C of E Primary 0.3 miles, Platts Heath Primary 1.4 miles, Kingswood Primary 1.8 miles  
Secondary Schools: Swadelands School 1.8 miles, Sutton Valence School 3.8 miles



### Transport Information

Train Stations: Harrietsham 0.2 miles, Lenham 1.6 miles, Hollingbourne 2.2 miles



### Address

Ashford Road, Harrietsham, Maidstone, Kent, ME17



### Directions

For directions to this property please contact us.





Call Bearsted Branch 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.



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