



OVER 60?

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

Guide Price
£600,000

Freehold

4x  2x  1x 

**Birling Avenue,
Bearsted, Maidstone,
Kent, ME14**

Wards
Helping you move forwards



Main features

- **Separate lounge and kitchen/diner**
- **Versatile layout with bedrooms on both floors**
- **Private rear garden, perfect for entertaining**
- **Garage and wide driveway with ample off road parking**
- **Close proximity to highly rated schools and shops**

Accommodation

GROUND FLOOR

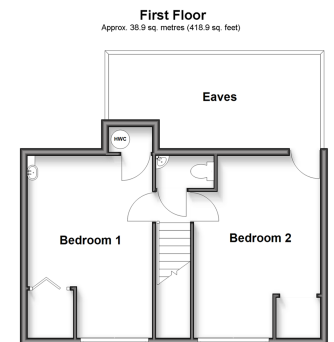
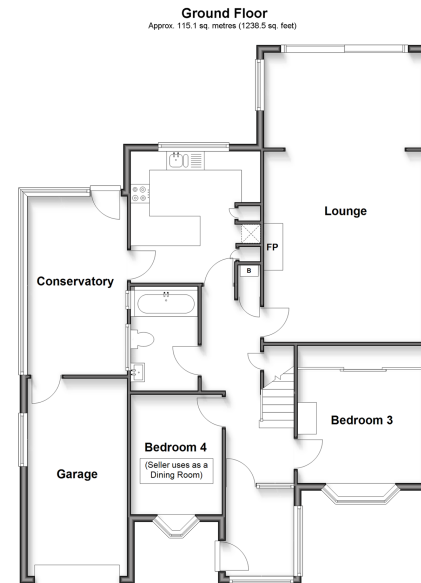
Porch: 7'9 x 5'1 (2.36m x 1.55m)
 Entrance Hall
 Bedroom 3: 10'11 x 10'10 (3.33m x 3.30m)
 Bedroom 4: 10'6 x 7'11 (3.20m x 2.41m)
 Bathroom: 9'2 x 9'1 (2.80m x 2.77m)
 Lounge: 24'8 x 13'11 (7.52m x 4.24m)
 Kitchen/Diner: 12'1 x 11'3 (3.69m x 3.43m)
 Conservatory: 15'10 x 8'6 (4.83m x 2.59m)

FIRST FLOOR

Landing
 Bedroom 1: (L-shaped) 12'1 x 11'3 (3.69m x 3.43m) plus 4'4 x 7'2 (1.32m x 2.19m)
 Bedroom 2: (L-shaped) 11'11 x 11'3 (3.63m x 3.43m) plus 7'0 x 3'8 (2.14m x 1.12m)
 Cloakroom: 4'9 x 2'11 (1.45m x 0.89m)

OUTSIDE

Garage: 17'6 x 8'6 (5.34m x 2.59m)
 Driveway
 Front and Rear Gardens



Call Bearsted - 01622 730955 ■ 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 50% less, by purchasing a Lifetime Lease.

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



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