



**Guide Price**  
**£325,000**

**Freehold**

2x  2x  1x 

**Perrin Road, Maidstone,  
Kent, ME17**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- En-suite provided to bedroom 1
- Driveway for 2 vehicles
- Modern condition throughout
- Easy access to Maidstone and M20 motorway links
- Walking distance to amenities and Langley Park Primary Academy

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge/Diner: (L-shaped) 16'3 x 9'6 (4.96m x 2.90m) plus 10'1 x 3'5 (3.08m x 1.04m)

Kitchen: 10'7 x 6'1 (3.23m x 1.86m)

Cloakroom: 5'1 x 3'0 (1.55m x 0.92m)

### FIRST FLOOR

Landing

Bedroom 1: 10'2 x 9'8 (3.10m x 2.95m)

En-suite Shower Room: 9'11 x 2'9 (3.02m x 0.84m)

Bedroom 2: (L-shaped) 9'4 x 8'4 (2.85m x 2.54m) plus 5'2 x 3'7 (1.58m x 1.09m)

Family Bathroom: 6'7 x 6'1 (2.01m x 1.86m)

### OUTSIDE

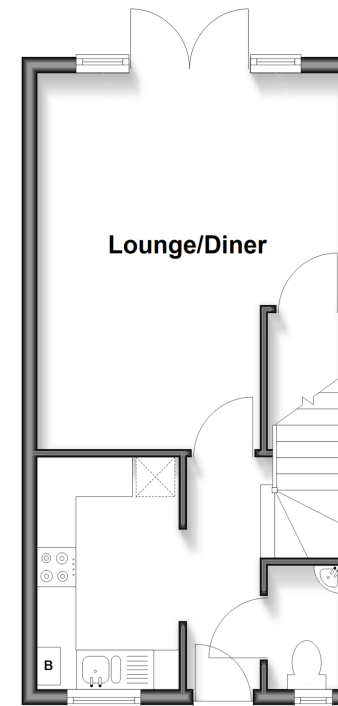
Driveway

Front Garden

Large Rear Garden

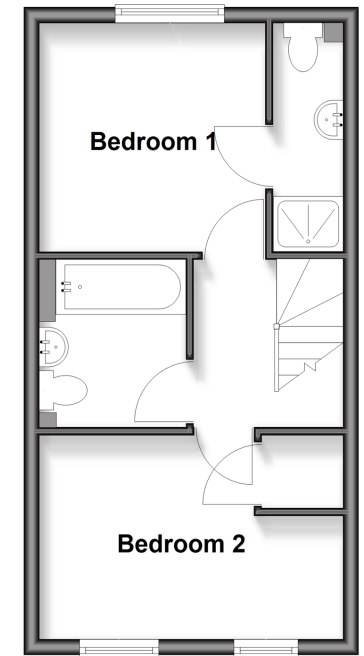
### Ground Floor

Approx. 30.8 sq. metres (331.1 sq. feet)



### First Floor

Approx. 30.8 sq. metres (331.1 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 50% less, by purchasing a Lifetime Lease.

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