

**OVER 60?**

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



**Price**  
**£425,000**  
**Freehold**

2x  2x  2x 

Amber Lane, Chart Sutton, Maidstone,  
Kent, ME17

*Wards*  
Helping you move forwards





## Main features

- **Spacious detached bungalow**
- **Plenty of potential to extend & adapt subject to planning**
- **Located in the sought after semi-rural village of Chart Sutton**
- **Large driveway & garage**
- **Chain free**

## Accommodation

### GROUND FLOOR

Porch  
Entrance Hall  
Bedroom 1: 11'11 x 10'11 (3.63m x 3.33m)  
En-suite Shower Room  
Kitchen: 13'9 x 9'3 (4.19m x 2.82m)  
Bathroom  
Dining Area: 12'7 x 11'9 (3.84m x 3.58m)  
Lounge: 19'7 x 12'1 (5.97m x 3.69m)  
Bedroom 2: 13'10 x 9'10 (4.22m x 3.00m)

### OUT BUILDING

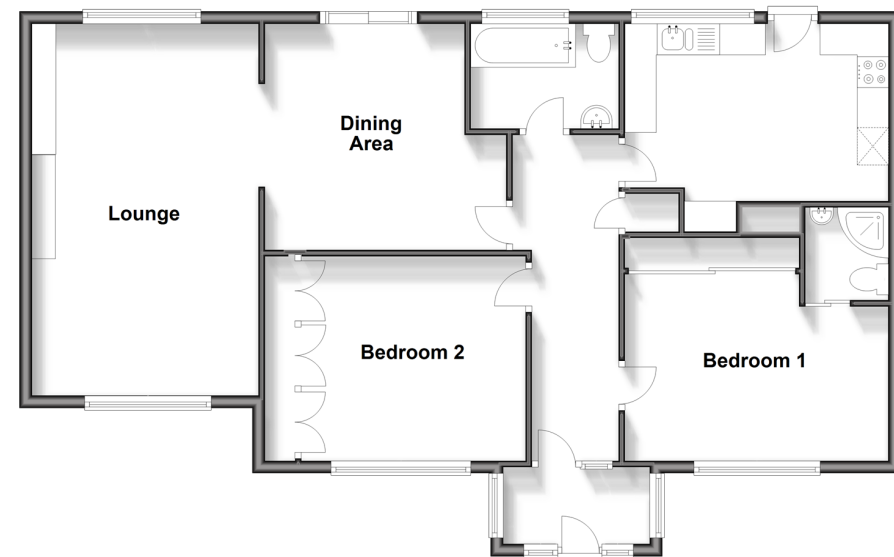
Garage

### OUTSIDE

Front Garden  
Driveway  
Rear Garden

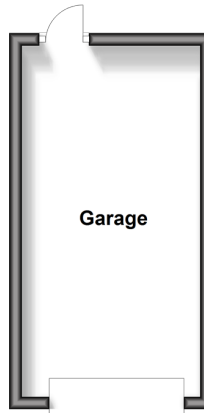
### Ground Floor

Approx. 95.7 sq. metres (1030.6 sq. feet)



### Outbuilding

Approx. 16.2 sq. metres (174.5 sq. feet)



**Call Headcorn - 01622 890435 ■ [wardsof Kent.co.uk](http://wardsof Kent.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 59% less, by purchasing a Lifetime Lease.

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



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