



Price

£850,000

Freehold

3x  2x  3x 

**Rectory Lane, Chart
Sutton, Kent, ME17**

OVER 60?

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

Wards
Helping you move forwards



Main features

- Incredibly presented with neutral decor throughout
- Expansive wrap around garden
- Double garage with an office above
- Sensational views across the Weald
- Set in a private road, walking distance to Sutton Valence prep school

Accommodation

GROUND FLOOR

- Entrance Hall
- Cloakroom
- Dining Room: 17'3 x 13'11 (5.26m x 4.24m)
- Study: 12'4 x 8'3 (3.76m x 2.52m)
- Lounge: 18'8 x 15'2 (5.69m x 4.63m)
- Kitchen/Diner: 16'5 x 9'0 (5.01m x 2.75m)
- Utility Room

FIRST FLOOR

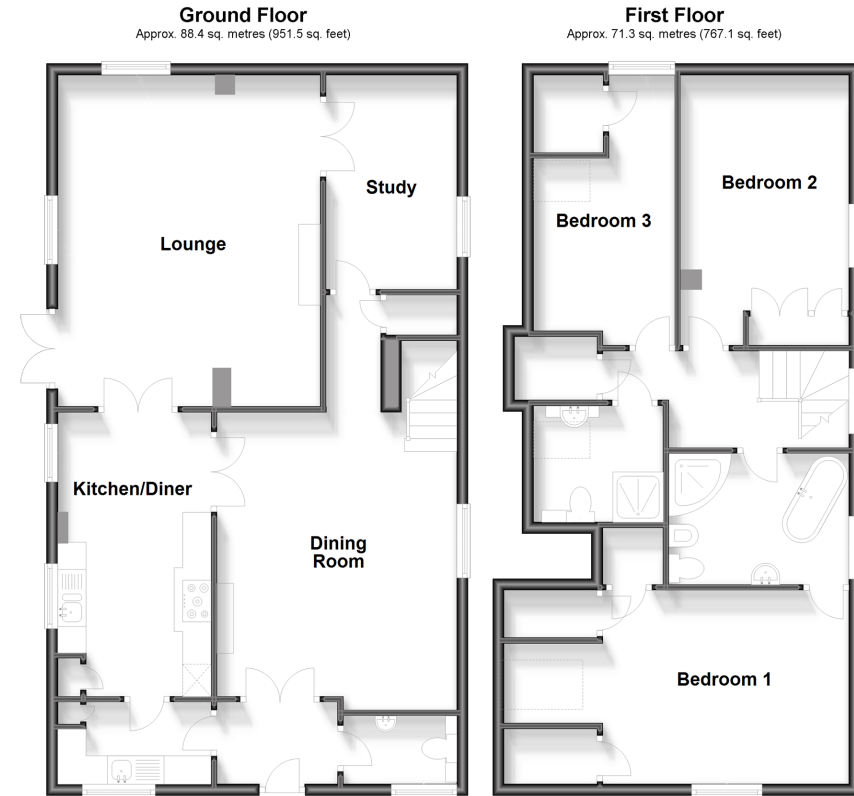
- Landing
- En-suite Bathroom
- Bedroom 1: 20'0 x 11'9 maximum (6.10m x 3.58m)
- Bedroom 2: 15'9 x 9'9 maximum (4.80m x 2.97m)
- Bedroom 3: 15'7 x 8'3 maximum (4.75m x 2.52m)
- Shower Room

OUTSIDE

- Garden to Front and Rear
- Off Road Parking
- Double Garage
- Office (above garage)

Call Headcorn - 01622 890435 ■ wardsof Kent.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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