



OVER 60?
Secure this property
for up to **59% less!**

Price

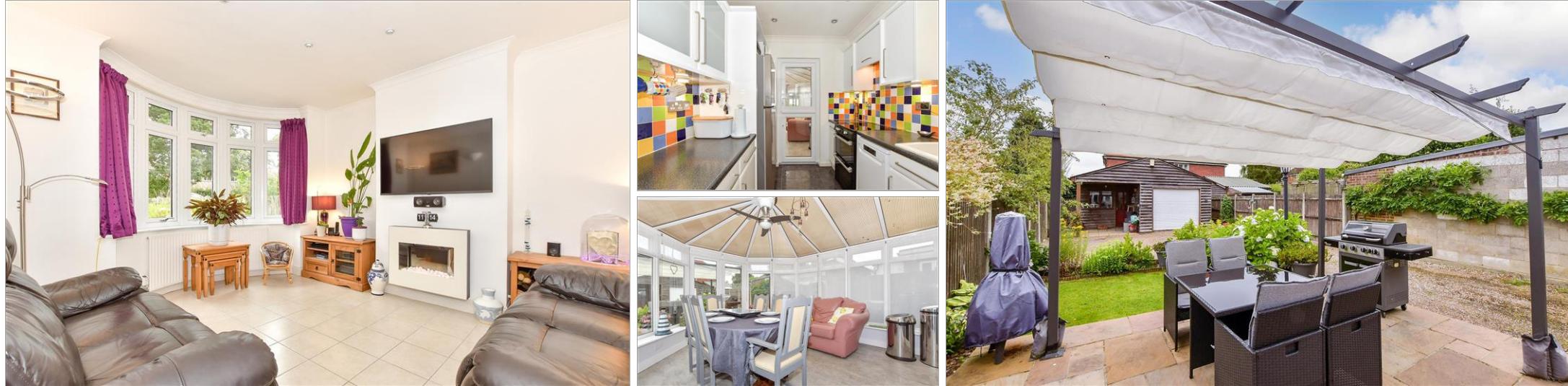
£425,000

Freehold

4x 2x 2x

**"Lydbrook", Heath
Road, Coxheath,
Maidstone, Kent, ME17**

Wards
Helping you move forwards



Main features

- **1950's home with bay windows**
- **Generous size accommodation spread over 3 floors**
- **Ready to move into, yet with further potential to redecorate and make it your own**
- **Private rear garden with large detached garage/workshop**
- **Located in the popular village of Coxheath, with local shops, amenities and schools nearby**

Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 13'10 into bay x 11'1 (4.22m x 3.38m)

Dining Room: 12'0 x 11'1 (3.66m x 3.38m)

Kitchen: 8'8 x 7'8 (2.64m x 2.34m)

Conservatory: 16'1 x 13'1 (4.91m x 3.99m)

FIRST FLOOR

Landing

Bedroom 1: 13'9 into bay x 10'6 up to fitted wardrobes (4.19m x 3.20m)

Bedroom 3: 12'0 x 10'6 up to fitted wardrobes (3.66m x 3.20m)

Bedroom 4: 7'8 x 7'2 (2.34m x 2.19m)

Shower Room: 8'8 x 7'8 (2.64m x 2.34m)

SECOND FLOOR

Bedroom 2: 14'0 x 11'0 (4.27m x 3.36m)

En Suite Shower Room: 12'1 x 11'0 (3.69m x 3.36m)

Eaves

Eaves

Eaves

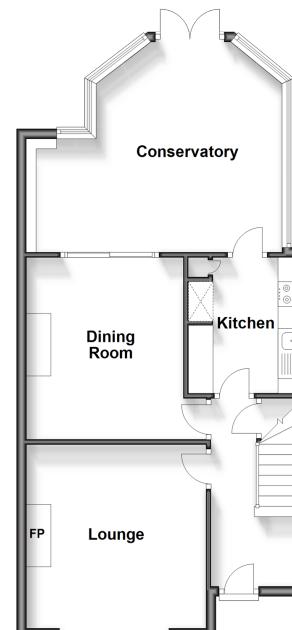
OUTSIDE

Garage/Workshop

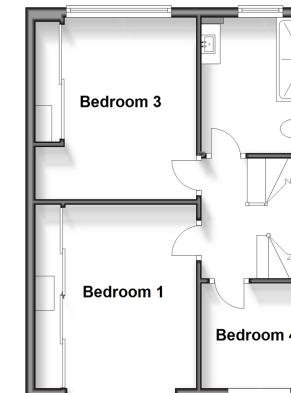
Driveway

Front and Rear Gardens

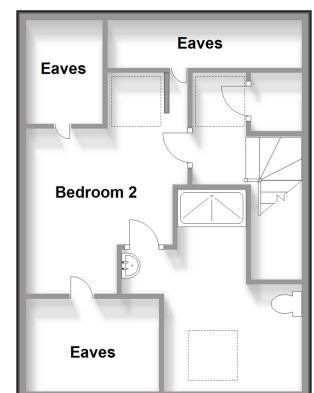
Ground Floor
Approx. 59.0 sq. metres (635.4 sq. feet)



First Floor
Approx. 41.9 sq. metres (451.4 sq. feet)



Second Floor
Approx. 32.6 sq. metres (350.4 sq. feet)



Call Loose - 01622 744067 ■ 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 59% less, by purchasing a Lifetime Lease.

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

EPC RATING: **C(69)** CURRENT: **C(69)** POTENTIAL: **B(84)**



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IN PEOPLE**
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