



**Guide Price**  
**£550,000**

**Freehold**

4x  2x  2x 

**Tollgate Way, Sandling,  
Maidstone, Kent ME14**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- A lovely family house
- Sandling village location
- Large driveway and double detached garage
- Cul-de-sac position
- Ideal for someone looking for an investment opportunity

## Accommodation

### GROUND FLOOR

Hallway  
Cloakroom  
Lounge: 18'2 x 12'2 (5.54m x 3.71m)  
Dining Area: 11'5 x 9'6 (3.48m x 2.90m)  
Kitchen: 10'5 x 9'8 (3.18m x 2.95m)

### FIRST FLOOR

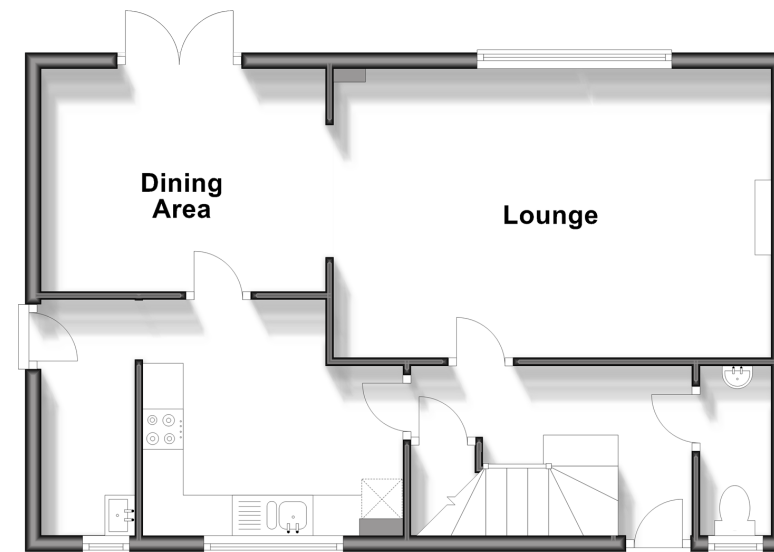
Landing  
Bedroom 1: 12'9 x 10'9 (3.89m x 3.28m)  
En-Suite Bathroom: 7'4 x 5'5 (2.24m x 1.65m)  
Bedroom 2: 8'9 x 8'2 (2.67m x 2.49m)  
Bedroom 3: 10'7 x 9'9 (3.23m x 2.97m)  
Bedroom 4: 9'11 x 6'3 (3.02m x 1.91m)  
Bathroom: 6'4 x 5'9 (1.93m x 1.75m)

### OUTSIDE

Rear Garden  
Front Garden  
Garage  
Off Road Parking

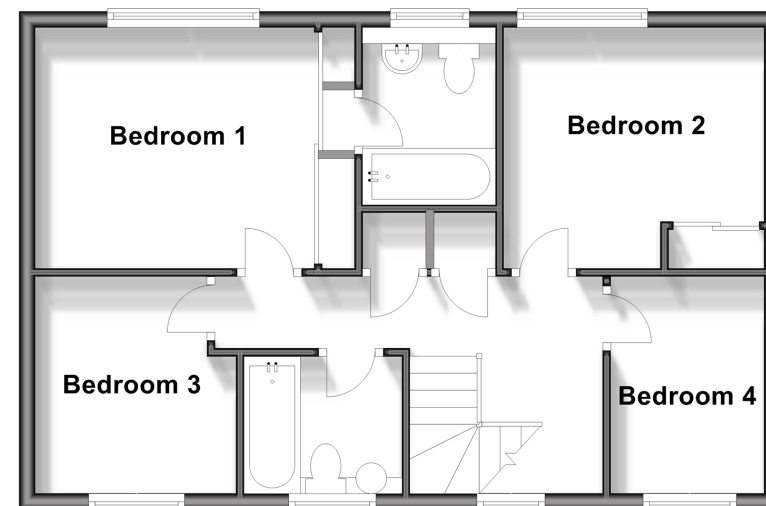
## Ground Floor

Approx. 52.3 sq. metres (562.4 sq. feet)



## First Floor

Approx. 52.2 sq. metres (561.4 sq. feet)



**Call Maidstone - 01622 683737 ■ [wardsof Kent.co.uk](http://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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