



**Guide Price**  
**£525,000**

**Freehold**

4x  2x  2x 

**Chatham Road,  
Sandling, Maidstone,  
Kent ME14**

**OVER 60?**

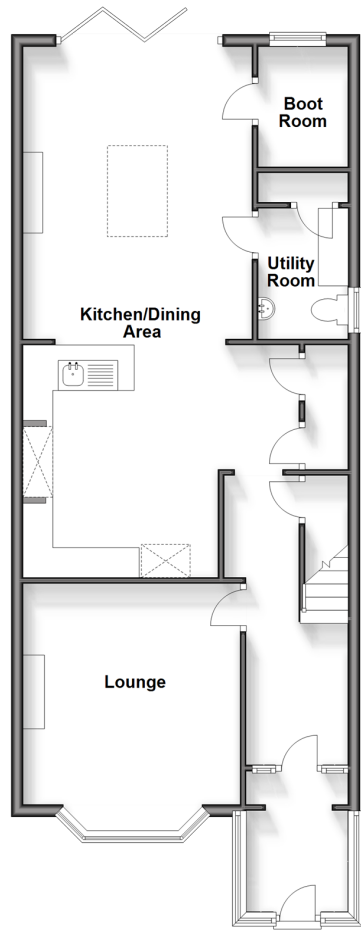
Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards



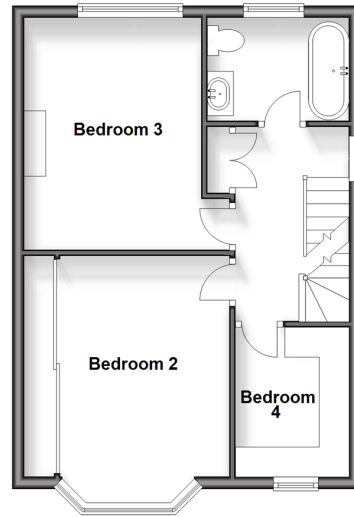
### Ground Floor

Approx. 72.1 sq. metres (775.8 sq. feet)



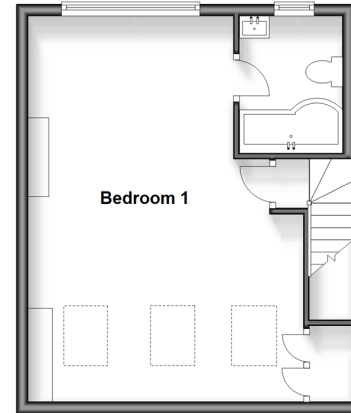
### First Floor

Approx. 42.0 sq. metres (452.2 sq. feet)



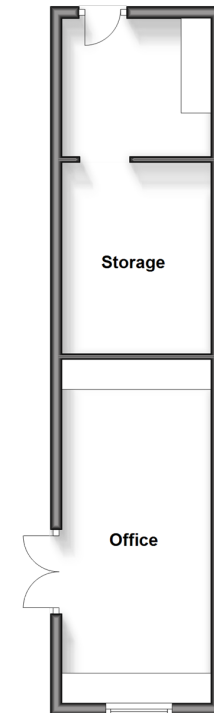
### Second Floor

Approx. 35.4 sq. metres (381.3 sq. feet)



### Outbuilding

Approx. 28.6 sq. metres (307.3 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Porch

Hallway

Lounge: 13'9 x 12'1 (4.19m x 3.69m)

Kitchen/Dining Area: 15'0 x 12'0 (4.58m x 3.66m) plus 14'4 x 12'8 (4.37m x 3.86m)

Utility Room: 7'7 x 4'6 (2.31m x 1.37m)

Boot Room: 6'7 x 5'4 (2.01m x 1.63m)

### FIRST FLOOR

Landing

Bedroom 2: 14'7 x 9'8 (4.45m x 2.95m)

Bedroom 3: 12'9 x 12'1 (3.89m x 3.69m)

Bedroom 4: 8'7 x 6'4 (2.62m x 1.93m)

Bathroom

### SECOND FLOOR

Landing

Bedroom 1: 27'8 x 16'2 (8.44m x 4.93m)

En-Suite Bathroom: 7'6 x 5'6 (2.29m x 1.68m)

### OUTBUILDING

Office: 18'7 x 8'5 (5.67m x 2.57m)

Storage: 18'9 x 8'3 (5.72m x 2.52m)

Cabin/Gym: 22'5 x 13'0 (6.84m x 3.97m)

### OUTSIDE

Rear Garden

Front Garden

Driveway



## Main features

- Impressive heavily extended family house with air conditioning
- Log cabin used as a gym
- Generous sized plot in a pretty village location
- Large air conditioned garden home office and store room
- Close to Maidstone town centre, ideal for access to motorways, schools and other amenities



## Nearest Schools

Primary Schools: South Borough Primary 0.5 miles, Archbishop Courtenay Primary 0.6 miles, Park Way Primary 0.7 miles

Secondary Schools: Maidstone Grammar School 0.1 miles,

## Transport Information

Train Stations: Maidstone West 1.0 miles, Maidstone East 1.4 miles, Maidstone Barracks 1.4 miles

## Address

Chatham Road, Sandling, Maidstone, Kent ME14

## Directions

For directions to this property please contact us.







**Wards**  
Helping you move forwards

Call Maidstone Branch 01622 683737 ■ [wardsofkent.co.uk](http://wardsofkent.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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