



**OVER 60?**

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

**Guide Price**  
**£300,000**

**Freehold**

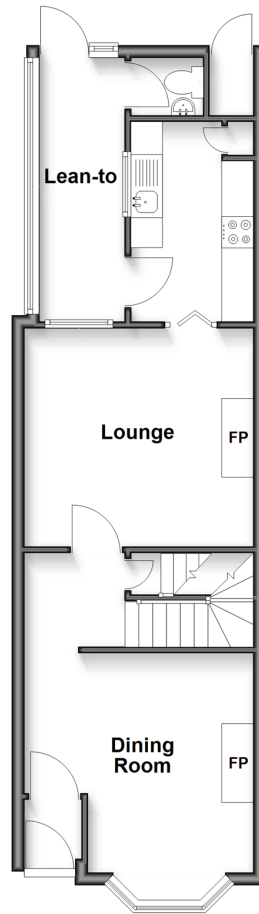
3x  2x  2x 

**Holland Road,  
Maidstone, Kent ME14**

*Wards*  
Helping you move forwards

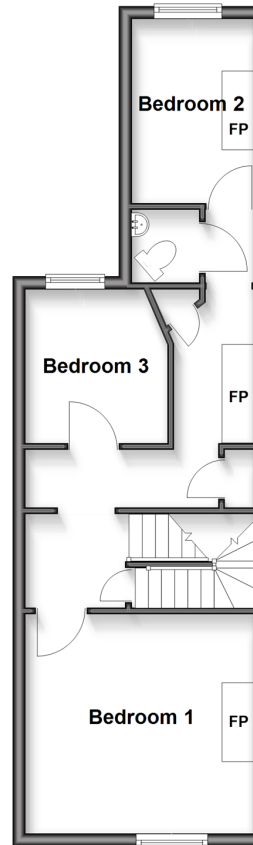
### Ground Floor

Approx. 46.6 sq. metres (501.3 sq. feet)



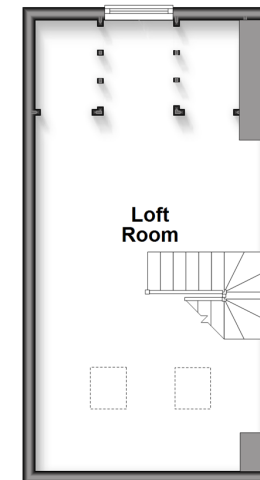
### First Floor

Approx. 40.4 sq. metres (434.9 sq. feet)



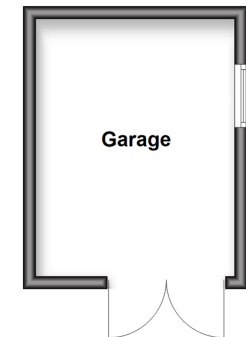
### Second Floor

Approx. 26.0 sq. metres (279.8 sq. feet)



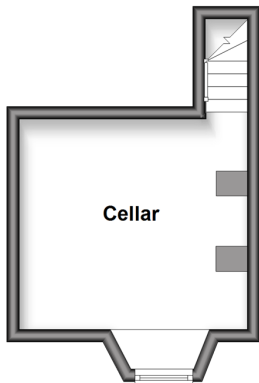
### Outbuilding

Approx. 12.9 sq. metres (139.4 sq. feet)



### Basement

Approx. 14.1 sq. metres (151.9 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Porch  
Dining Room: 11'9 x 11'4 (3.58m x 3.46m)  
Lounge: 11'8 x 11'4 (3.56m x 3.46m)  
Kitchen: 10'4 x 6'8 (3.15m x 2.03m)  
Lean To  
Cloakroom

### BASEMENT

Cellar : 11'7 x 10'9 (3.53m x 3.28m)

### FIRST FLOOR

Landing  
Bedroom 1: 11'9 x 11'4 (3.58m x 3.46m)  
Bedroom 2: 9'10 x 6'8 (3.00m x 2.03m)  
Bedroom 3: 8'1 x 7'4 (2.47m x 2.24m)  
Wet Room

### SECOND FLOOR

Loft Room: 17'8 x 11'8 (5.39m x 3.56m)

### OUTBUILDING

Detached Garage

### OUTSIDE

Rear Garden  
Front Garden  
Driveway





## Main features

- Accommodation arranged over 4 floors
- Perhaps an ideal House Of Multiple Occupation (subject to planning consents)
- Double glazing and central heating
- Detached single garage and private driveway
- Located within easy reach of the town centre, rail and motorway connections



### Nearest Schools

Primary Schools: East Borough Primary 0.2 miles, North Borough Junior School 0.5 miles, Archbishop Courtenay Primary 0.6 miles

Secondary Schools: Invicta Grammar School 0.3 miles



### Transport Information

Train Stations: Maidstone East 0.3 miles, Maidstone Barracks 0.6 miles, Maidstone West 0.7 miles



### Address

Holland Road, 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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