



**Price**  
**£450,000**

**Freehold**

3x  1x  1x 

Huntingfield Road,  
Meopham, Kent, DA13

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Close to Meopham Station
- Offered to the market chain free
- Walking distance to local shops and amenities,
- Well maintained rear garden with outdoor office, ideal for working from home
- Catchment for 'outstanding' Ofsted rated Meopham Secondary School

## Accommodation

### GROUND FLOOR

- Porch: 7'2 x 3'4 (2.19m x 1.02m)
- Hallway
- Cloakroom: 4'8 x 2'5 (1.42m x 0.74m)
- Lounge: 12'2 x 11'4 (3.71m x 3.46m)
- Dining Area: 10'11 x 9'6 (3.33m x 2.90m)
- Conservatory: 12'9 x 8'11 (3.89m x 2.72m)
- Kitchen: (L-shaped) 12'9 x 7'0 (3.89m x 2.14m) plus 6'5 x 1'7 (1.96m x 0.48m)

### FIRST FLOOR

- Landing
- Bedroom 1: 11'5 x 10'11 (3.48m x 3.33m)
- Bedroom 2: 11'0 x 9'6 (3.36m x 2.90m)
- Bedroom 3: (L-shaped) 13'0 x 7'1 (3.97m x 2.16m) plus 6'5 x 1'7 (1.96m x 0.48m)
- Shower Room: 7'0 x 6'9 (2.14m x 2.06m)

### OUTBUILDING

- Garage
- Outbuilding: (L-shaped) 10'1 x 6'3 (3.08m x 1.91m) plus 3'8 x 1'8 (1.12m x 0.51m)

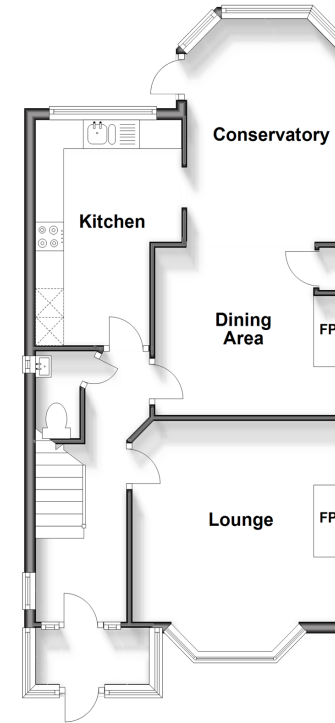
### OUTSIDE

- Driveway
- Front Garden
- Rear Garden

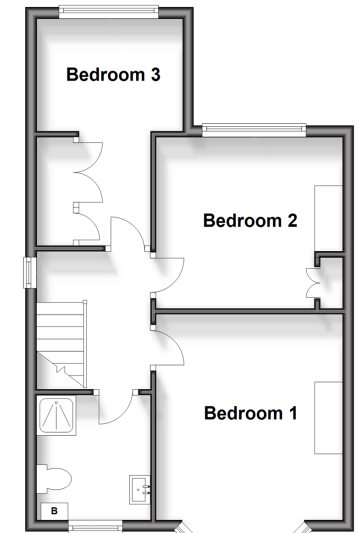
**Call Meopham - 01474 813100 ■ [wardsokent.co.uk](http://wardsokent.co.uk)**

- 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.

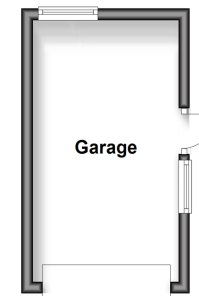
**Ground Floor**  
Approx. 54.6 sq. metres (588.2 sq. feet)



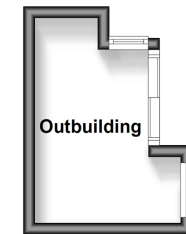
**First Floor**  
Approx. 41.8 sq. metres (450.2 sq. feet)



**Outbuilding**  
Approx. 11.8 sq. metres (127.0 sq. feet)



**Outbuilding**  
Approx. 7.4 sq. metres (79.4 sq. feet)



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