



Price
£525,000

Freehold

4x  2x  2x 

**Phoenix Drive,
Wateringbury,
Maidstone, Kent, ME18**

OVER 60?

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

Wards
Helping you move forwards



Main features

- Beautifully presented, spacious and bright
- Well maintained private gardens
- Garage and off road parking with electric car charging point
- Cul-de-sac location in friendly neighbourhood
- A short distance from local schools and Watlington train station

Accommodation

GROUND FLOOR

- Entrance Hall
- Lounge: 16'1 x 11'7 (4.91m x 3.53m)
- Dining Room: 11'7 x 8'7 (3.53m x 2.62m)
- Kitchen: 14'4 x 11'5 (4.37m x 3.48m)
- Utility: 5'9 x 5'0 (1.75m x 1.53m)

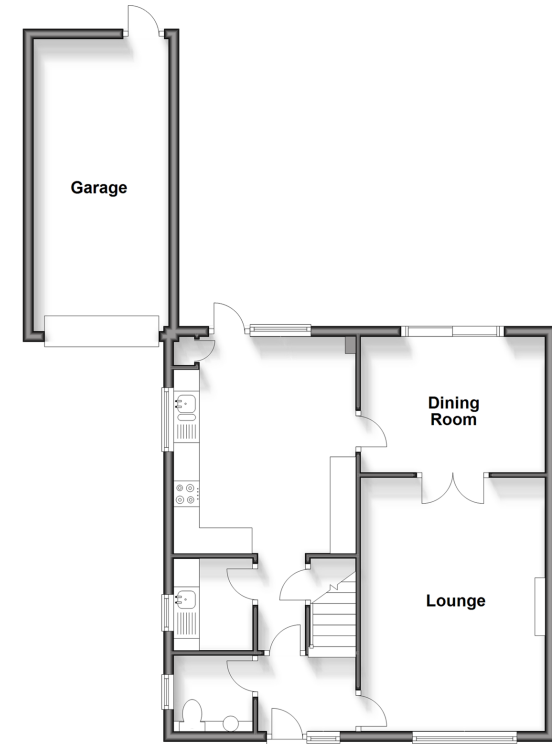
FIRST FLOOR

- Landing
- Bedroom 1: 13'3 x 11'8 (4.04m x 3.56m)
- En suite bedroom 1
- Bedroom 2: 15'7 x 8'3 (4.75m x 2.52m)
- Bedroom 3: 9'5 x 8'4 (2.87m x 2.54m)
- Bedroom 4: 9'9 x 8'5 (2.97m x 2.57m)

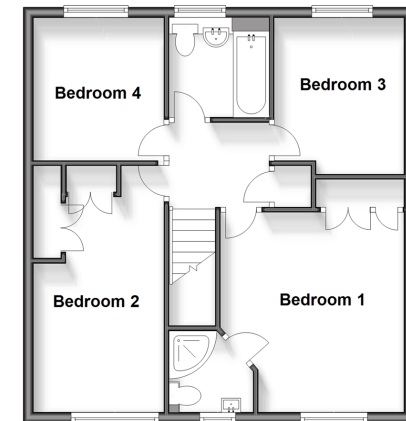
OUTSIDE

- Driveway
- Garden

Ground Floor
Approx. 70.2 sq. metres (755.8 sq. feet)



First Floor
Approx. 55.4 sq. metres (596.3 sq. feet)



Call Paddock Wood - 01892 836877 ■ 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.

EPC RATING: CURRENT: **C(71)** POTENTIAL: **B(83)**



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