



**Guide Price**  
**£525,000**

**Freehold**

3x  1x  2x 

**Birling Avenue,  
Bearsted, Maidstone,  
Kent, ME14**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Offered chain free
- Stunning condition throughout
- Large rear garden with patio space
- Double doors in the lounge opening onto the dining room
- Close proximity to highly rated schools

## Accommodation

### GROUND FLOOR

Porch

Lounge: 16'9 x 12'0 (5.11m x 3.66m)

Dining Room: 10'9 x 9'11 (3.28m x 3.02m)

Kitchen: 10'1 x 8'9 (3.08m x 2.67m)

Cloakroom: 6'1 x 3'2 (1.86m x 0.97m)

### FIRST FLOOR

Landing: 9'3 x 2'10 (2.82m x 0.86m)

Bedroom 1: 14'9 x 9'10 (4.50m x 3.00m)

Bedroom 2: 12'1 x 10'11 (3.69m x 3.33m)

Bedroom 3: 8'11 x 8'4 (2.72m x 2.54m)

Bathroom: 7'9 x 6'6 (2.36m x 1.98m)

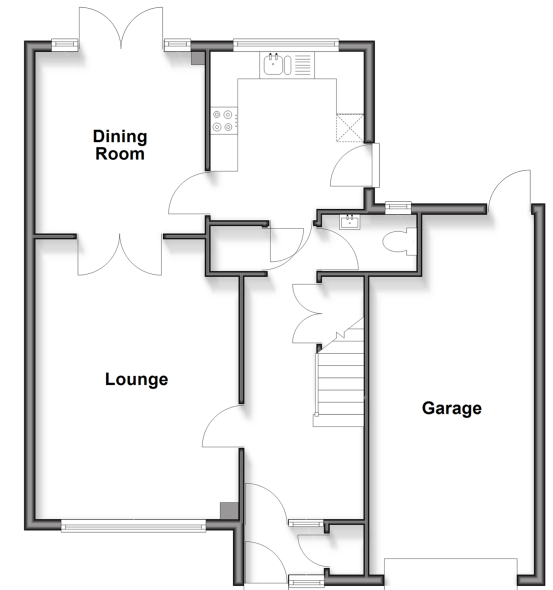
### OUTSIDE

Garage

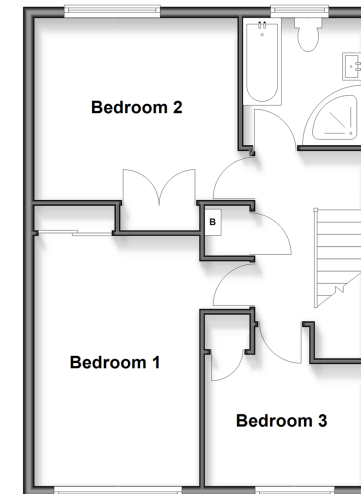
Tandem Driveway

Front and Rear Gardens

**Ground Floor**  
Approx. 74.2 sq. metres (799.2 sq. feet)



**First Floor**  
Approx. 51.5 sq. metres (553.9 sq. feet)



**Call Bearsted - 01622 730955 ■ [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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