



**Guide Price**  
**£500,000**

**Freehold**

4x  2x  2x 

**Firmin Avenue,  
Boughton Monchelsea,  
Maidstone, Kent, ME17**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Immaculately presented family home
- Situated on a private road
- Large bedrooms, all benefiting from built in wardrobes
- Private rear garden, perfect for the summer months
- Conveniently located in walking distance of local shops and amenities

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Downstairs Cloakroom: 4'0 x 2'1 (1.22m x 0.64m)  
 Lounge: 15'0 x 14'1 (4.58m x 4.30m)  
 Dining Room: 13'1 x 8'1 (3.99m x 2.47m)  
 Kitchen/Breakfast Room: 14'1 x 8'1 (4.30m x 2.47m)

### FIRST FLOOR

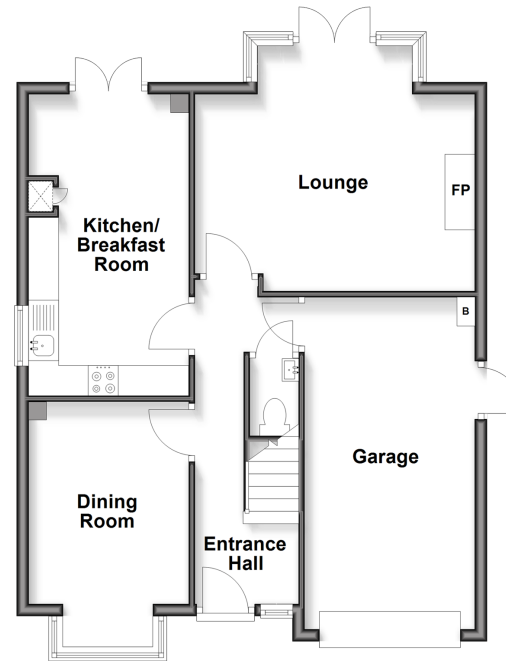
Landing  
 Bedroom 1: 12'0 x 11'1 (3.66m x 3.38m)  
 En Suite Shower Room: 7'1 x 5'0 (2.16m x 1.53m)  
 Bedroom 2: 11'1 x 9'0 (3.38m x 2.75m)  
 Bedroom 3: 10'0 x 9'0 (3.05m x 2.75m)  
 Bedroom 4: 9'1 x 9'0 (2.77m x 2.75m)  
 Bathroom: 6'1 x 5'1 (1.86m x 1.55m)

### OUTSIDE

Garage and Driveway  
 Front and Rear Gardens  
 Summer House

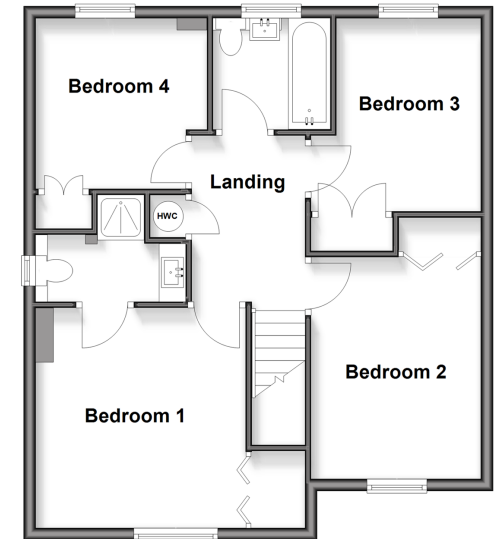
### Ground Floor

Approx. 66.5 sq. metres (715.4 sq. feet)



### First Floor

Approx. 60.3 sq. metres (649.1 sq. feet)



Call Loose - 01622 744067 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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