



**Guide Price**  
**£235,000**

**Freehold**

2x  1x  1x 

**Lower Boxley Road,  
Maidstone, Kent ME14**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Victorian house
- Tanked cellar currently used as office space
- Rear garden with sociable decked area
- Prime location for commuting, a short distance to train stations and motorways
- Perfect for first time buyers and investors

## Accommodation

### GROUND FLOOR

Lounge: 12'0 x 11'0 (3.66m x 3.36m)

Kitchen: 10'0 x 9'0 (3.05m x 2.75m)

Bathroom

### BASEMENT

Cellar: 14'0 x 9'0 (4.27m x 2.75m)

### FIRST FLOOR

Landing

Bedroom 1: 11'0 x 10'11 (3.36m x 3.33m)

Bedroom 2: 11'0 x 9'10 (3.36m x 3.00m)

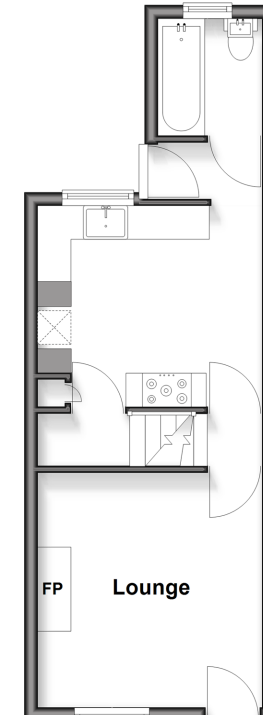
### OUTSIDE

Rear Garden

Front Garden

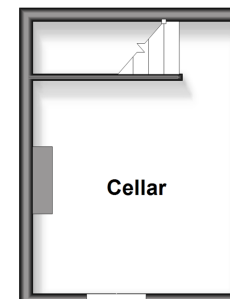
### Ground Floor

Approx. 29.4 sq. metres (316.5 sq. feet)



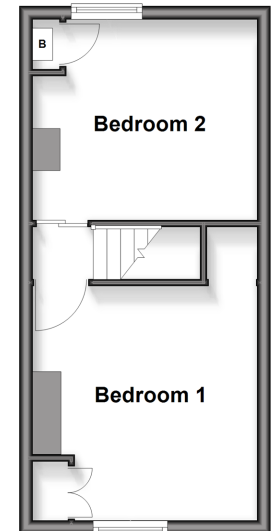
### Basement

Approx. 12.3 sq. metres (131.9 sq. feet)



### First Floor

Approx. 25.0 sq. metres (269.4 sq. feet)



**Call Maidstone - 01622 683737 ■ [wardsofkent.co.uk](http://wardsofkent.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 50% less, by purchasing a Lifetime Lease.

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



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