



**Guide Price**  
**£450,000**

**Freehold**

3x  1x  1x 

**Sutton Road, Maidstone,  
Kent ME15**

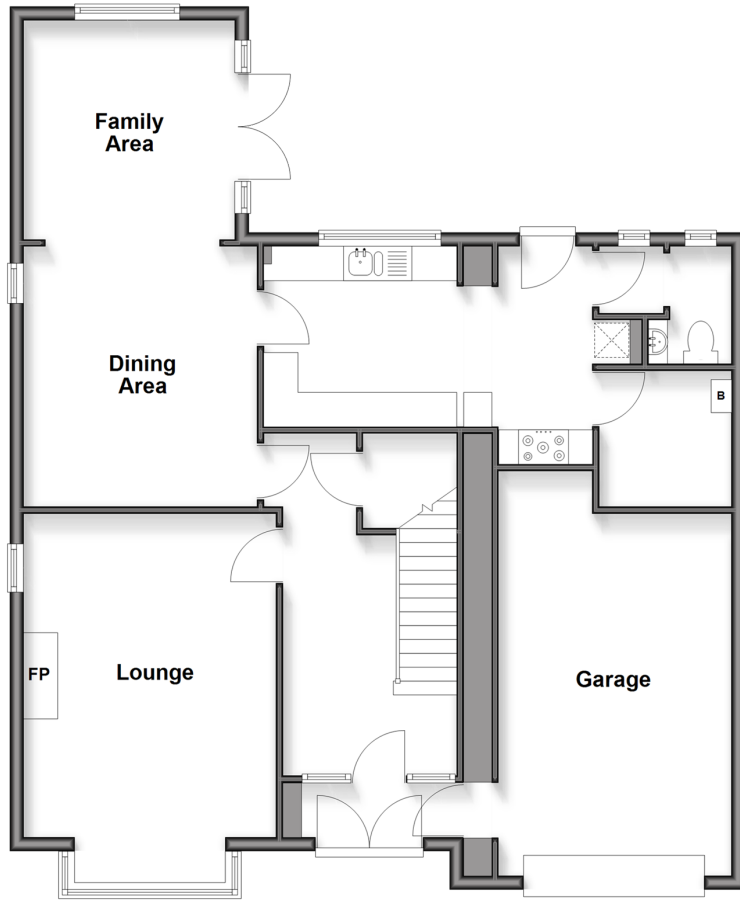
**OVER 60?**

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

*Wards*  
Helping you move forwards

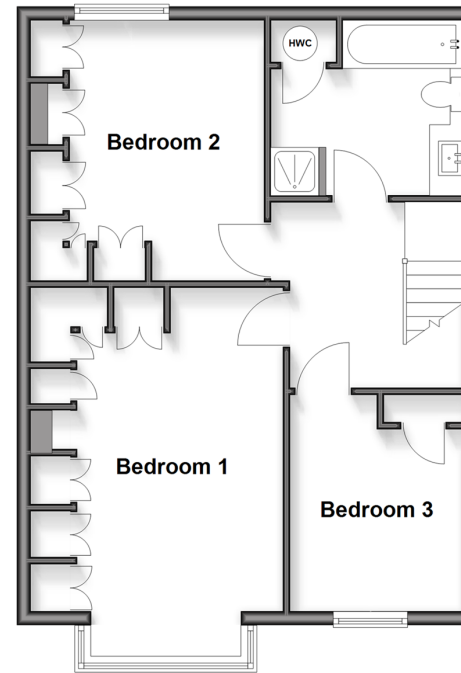
## Ground Floor

Approx. 101.7 sq. metres (1094.4 sq. feet)



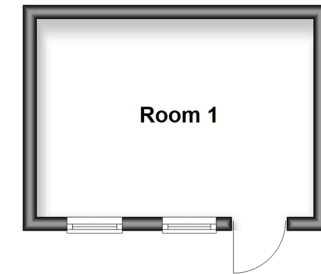
## First Floor

Approx. 55.0 sq. metres (591.6 sq. feet)



## Outbuilding

Approx. 11.7 sq. metres (125.6 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Porch

Hallway

Lounge: 17'7 x 12'0 (5.36m x 3.66m)

Dining Area: 12'0 x 11'0 (3.66m x 3.36m)

Family Area: 10'6 x 9'9 (3.20m x 2.97m)

Kitchen: 13'3 x 11'7 (4.04m x 3.53m)

Cloakroom

Utility Room: 6'6 x 5'9 (1.98m x 1.75m)

### FIRST FLOOR

Landing

Bedroom 1: 17'7 x 11'7 (5.36m x 3.53m)

Bedroom 2: 12'1 x 11'1 (3.69m x 3.38m)

Bedroom 3: 10'9 x 7'6 (3.28m x 2.29m)

Bathroom

### OUTBUILDING

Room 1

### OUTSIDE

Rear Garden

Front Garden

Driveway

Garage: 13'2 x 9'4 (4.02m x 2.85m)



## Main features

- Beautifully presented with neutral decor throughout
- Garage and driveway
- Large outbuilding to the rear of the garden
- Spacious throughout with room to entertain
- Nearby to local schools, shops and amenities



### Nearest Schools

Primary Schools: Bell Wood Community Primary 0.2 miles, Senacre Wood Primary 0.3 miles, Molehill Copse Primary 0.4 miles

Secondary Schools: Five Acre Wood School 0.9 miles



### Transport Information

Train Stations: Bearsted 2.3 miles, Maidstone West 2.3 miles, Maidstone East 2.6 miles



### Address

Sutton Road, Maidstone, Kent ME15



### Directions

For directions to this property please contact us.



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Call Maidstone Branch 01622 683737 ■ [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

EPC RATING

CURRENT:	POTENTIAL:
D(59)	C(80)

13159354/20260220/AS/TB