



**Guide Price**  
**£425,000**

**Freehold**

4x  1x  1x 

**Lyndhurst Way, Istead  
Rise, Kent, DA13**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Driveway and garage with secure parking
- Generous, light-filled bedrooms
- Private, low-maintenance rear garden
- Open-plan kitchen and dining area, perfect for entertaining
- Walking distance to shops and amenities and good schools

## Accommodation

### GROUND FLOOR

- Porch : 4'9 x 3'9 (1.45m x 1.14m)
- Hallway
- Lounge: 15'8 x 12'9 (4.78m x 3.89m)
- Kitchen: 13'0 x 8'5 (3.97m x 2.57m)
- Dining Area: 13'2 x 9'0 (4.02m x 2.75m)
- Cloakroom: 4'9 x 2'5 (1.45m x 0.74m)

### FIRST FLOOR

- Landing
- Bedroom 1: 13'5 x 9'10 (4.09m x 3.00m)
- Bedroom 2: 13'1 x 9'0 (3.99m x 2.75m)
- Bedroom 3: 11'4 x 7'0 (3.46m x 2.14m)
- Bedroom 4: 7'9 x 5'8 (2.36m x 1.73m)
- Bathroom: 5'7 x 5'7 (1.70m x 1.70m)

### OUTBUILDING

- Garage

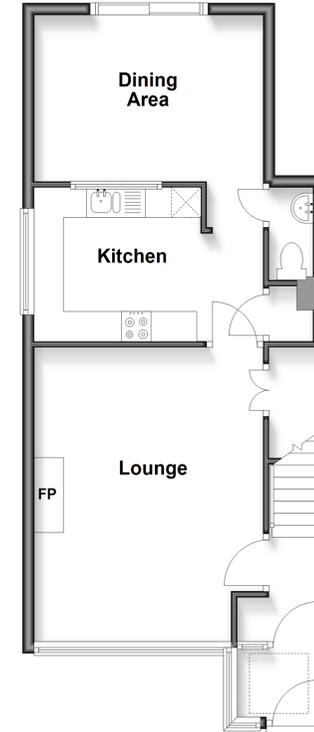
### OUTSIDE

- Driveway
- Front Garden
- Rear Garden

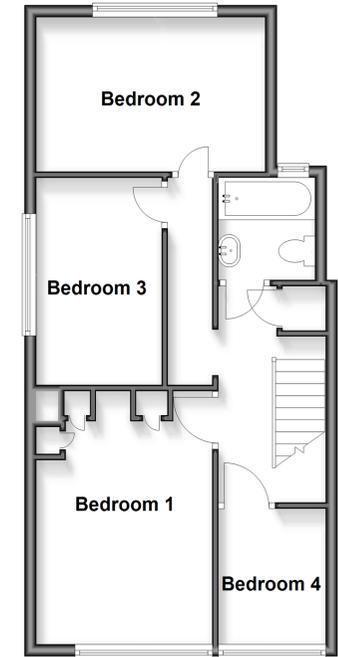
Call Meopham - 01474 813100 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)

- 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

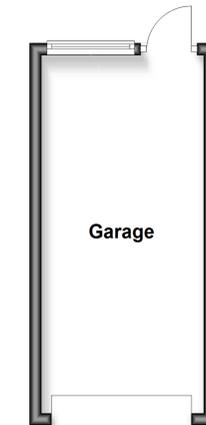
**Ground Floor**  
Approx. 49.7 sq. metres (534.7 sq. feet)



**First Floor**  
Approx. 48.6 sq. metres (522.9 sq. feet)



**Outbuilding**  
Approx. 16.4 sq. metres (176.6 sq. feet)



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