



**Guide Price**  
**£550,000**

**Freehold**

3x  1x  1x 

**Lower Street, Leeds,  
Maidstone, Kent, ME17**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Incredible expansive plot with fantastic potential to extend, subject to usual consents
- Picturesque countryside views
- Large driveway with garage
- Semi-rural location, yet within short drive of M20 & local amenities
- Recently renovated with stylish kitchen installed

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 19'2 x 11'9 (5.85m x 3.58m)

Dining Area: 11'9 x 6'11 (3.58m x 2.11m)

Cloakroom: 5'7 x 2'11 (1.70m x 0.89m)

Sitting Area: 10'4 x 9'7 (3.15m x 2.92m)

Kitchen: (L-shaped) 13'2 x 8'11 (4.02m x 2.72m) plus 6'3 x 3'4 (1.91m x 1.02m)

Garden Room: (L-shaped) 8'11 x 8'3 (2.72m x 2.52m) plus 6'8 x 3'11 (2.03m x 1.19m)

### FIRST FLOOR

Landing

Bedroom 1: 13'4 x 10'11 (4.07m x 3.33m)

Bedroom 2: 11'9 x 10'8 (3.58m x 3.25m)

Bedroom 3: 8'8 into fitted wardrobes x 6'7 (2.64m x 2.01m)

Shower Room: (L-shaped) 7'9 x 7'2 (2.36m x 2.19m) plus 3'1 x 2'6 (0.94m x 0.76m)

### OUTSIDE

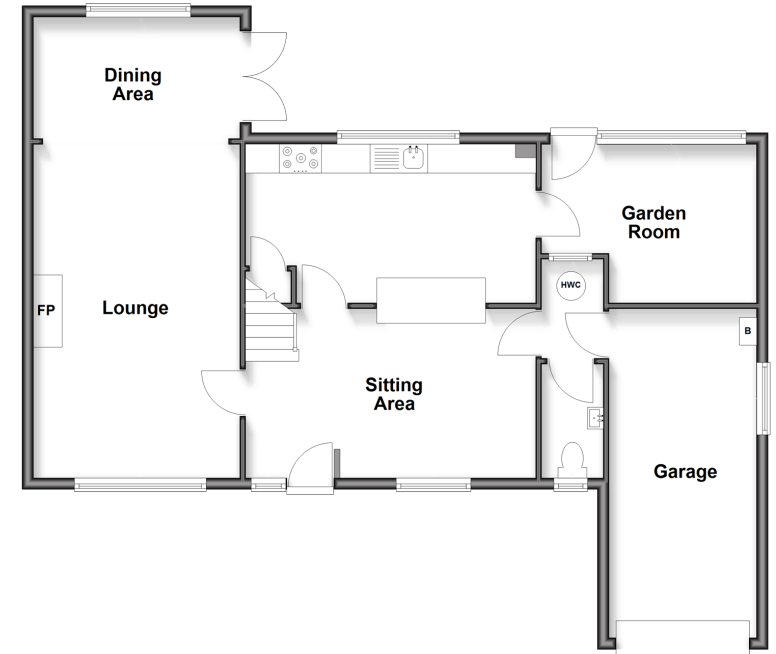
Garage: 18'5 x 8'10 (5.62m x 2.69m)

Driveway

Front and Rear Gardens

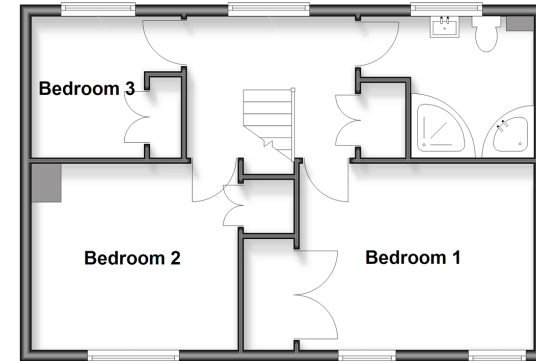
### Ground Floor

Approx. 87.1 sq. metres (937.7 sq. feet)



### First Floor

Approx. 50.7 sq. metres (545.5 sq. feet)



Call Bearsted - 01622 730955 ■ [wardsofkent.co.uk](http://wardsofkent.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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