



**Guide Price**  
**£425,000**

**Freehold**

4x  2x  1x 

**Poynder Drive,  
Holborough Lakes, Kent,  
ME6**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Ready to move into and versatile family home on Holborough Lakes
- Handy allocated parking for 2 cars
- Stunning quiet position which is not overlooked
- Excellent entertaining space in the great size lounge/diner
- Lovely finished garden to enjoy all year round

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Kitchen: 12'4 x 9'6 (3.76m x 2.90m)  
 Cloakroom  
 Lounge/Diner: 21'9 x 13'2 (6.63m x 4.02m)

### FIRST FLOOR

Landing  
 Bedroom 1 : 13'3 x 11'8 (4.04m x 3.56m)  
 En-Suite Shower Room  
 Bedroom 2 : 13'3 x 9'1 (4.04m x 2.77m)

### SECOND FLOOR

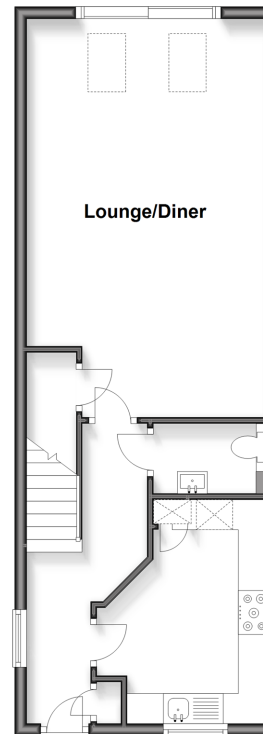
Landing  
 Bedroom 3: 13'2 x 9'4 (4.02m x 2.85m)  
 Bedroom 4: 13'3 x 9'3 (4.04m x 2.82m)  
 Family Bathroom

### OUTSIDE

Front and Rear Gardens  
 Allocated Parking x 2

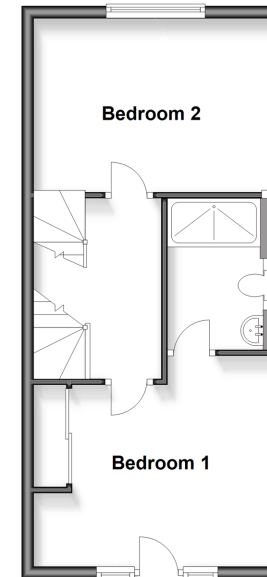
### Ground Floor

Approx. 47.3 sq. metres (509.3 sq. feet)



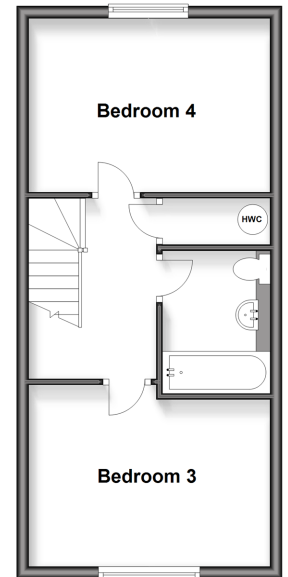
### First Floor

Approx. 36.8 sq. metres (396.3 sq. feet)



### Second Floor

Approx. 36.8 sq. metres (396.3 sq. feet)



Call Snodland - 01634 245055 ■ [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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