



**Guide Price**  
**£530,000**

**Freehold**

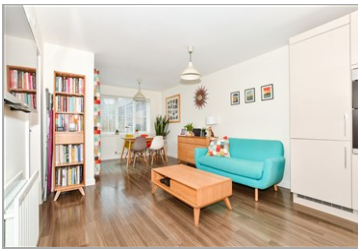
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**Butler Close,  
Harrietsham, Maidstone,  
Kent, ME17**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Beautiful landscaped garden with plenty of entertaining space
- Spacious tandem driveway
- Open plan kitchen/diner with handy utility room
- En-suite shower room to bedroom 1
- Close proximity to Harrietsham Primary School and train line

## Accommodation

### GROUND FLOOR

Entrance Hall: 8'5 x 6'5 (2.57m x 1.96m)  
 Cloakroom: 6'2 x 3'0 (1.88m x 0.92m)  
 Kitchen/Diner: 20'8 x 11'2 (6.30m x 3.41m)  
 Utility Room: 6'5 x 5'4 (1.96m x 1.63m)  
 Lounge: (L-shaped) 19'6 x 11'1 (5.95m x 3.38m) plus 4'9 x 2'8 (1.45m x 0.81m)

### FIRST FLOOR

Landing  
 Bedroom 1: 11'3 x 10'9 (3.43m x 3.28m)  
 En-suite Shower Room: 8'4 x 4'9 (2.54m x 1.45m)  
 Bedroom 2: (L-shaped) 12'5 x 9'6 (3.79m x 2.90m) plus 4'4 x 2'10 (1.32m x 0.86m)  
 Bedroom 3: 10'0 x 7'11 (3.05m x 2.41m)  
 Bedroom 4: 8'7 x 7'9 (2.62m x 2.36m)  
 Bathroom

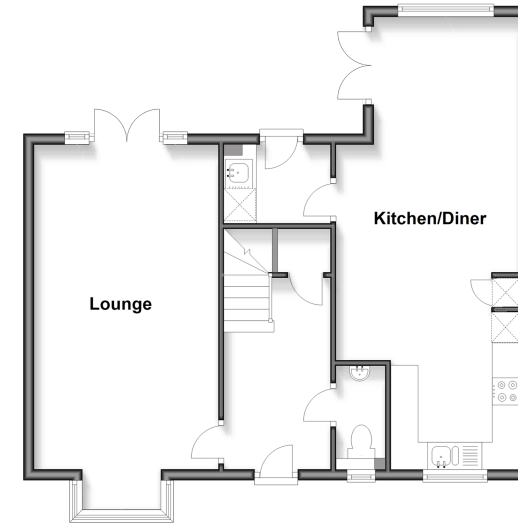
### OUTBUILDING

Garage (used as Gym)  
 Storage

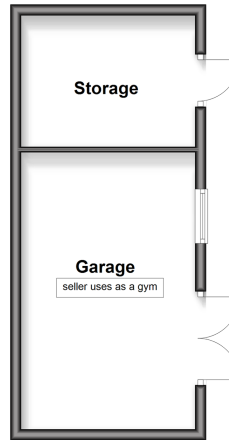
### OUTSIDE

Front and Rear Gardens  
 Shed  
 Driveway

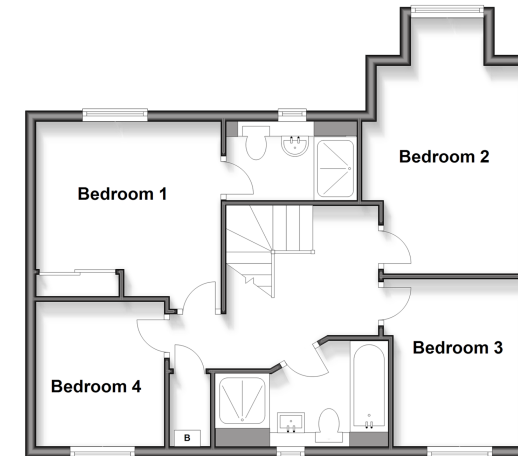
**Ground Floor**  
 Approx. 60.9 sq. metres (655.4 sq. feet)



**Outbuilding**  
 Approx. 23.6 sq. metres (253.8 sq. feet)



**First Floor**  
 Approx. 57.4 sq. metres (618.4 sq. feet)



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

■ 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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