



**Guide Price**  
**£900,000**

**Freehold**

4x  3x  2x 

**Exton Gardens,  
Weaving, Kent, ME14**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Situated on a highly desirable road in Weaving
- Looking over the Went Woods to the rear
- Extraordinarily large rooms throughout
- Two en-suites
- Short walk away from Grove Green shops and amenities

## Accommodation

### GROUND FLOOR

- Entrance Hall: 12'11 x 7'10 (3.94m x 2.39m)
- Cloakroom: 6'11 x 2'11 (2.11m x 0.89m)
- Dining Room: 12'0 x 11'6 (3.66m x 3.51m)
- Kitchen/Breakfast Room: 15'4 x 13'3 (4.68m x 4.04m)
- Utility Room: 11'2 x 6'0 (3.41m x 1.83m)
- Lounge: 23'9 x 13'0 (7.24m x 3.97m)

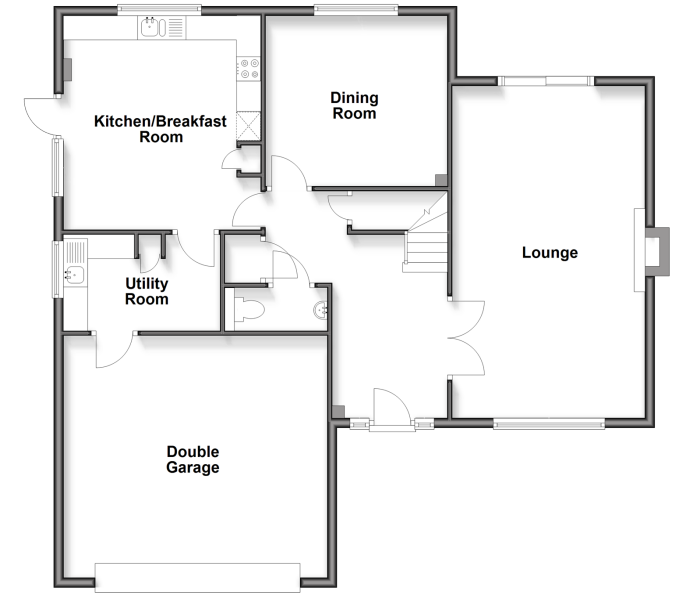
### FIRST FLOOR

- Landing: (L-shaped) 8'8 x 5'6 (2.64m x 1.68m) plus 10'5 x 2'10 (3.18m x 0.86m)
- Bedroom 1: 15'10 x 13'6 (4.83m x 4.12m)
- Walk-in Wardrobe: 6'2 x 5'7 (1.88m x 1.70m)
- En-suite Bathroom: 7'2 x 6'10 (2.19m x 2.08m)
- Bedroom 2: (L-shaped) 13'5 x 11'10 (4.09m x 3.61m) plus 6'4 x 3'8 (1.93m x 1.12m)
- En-suite Shower Room: 6'10 x 5'4 (2.08m x 1.63m)
- Bedroom 3: (L-shaped) 13'0 x 10'9 (3.97m x 3.28m) plus 5'4 x 3'10 (1.63m x 1.17m)
- Bedroom 4: (L-shaped) 12'0 x 11'0 (3.66m x 3.36m) plus 9'10 x 3'5 (3.00m x 1.04m)
- Bathroom: 8'5 x 7'0 (2.57m x 2.14m)

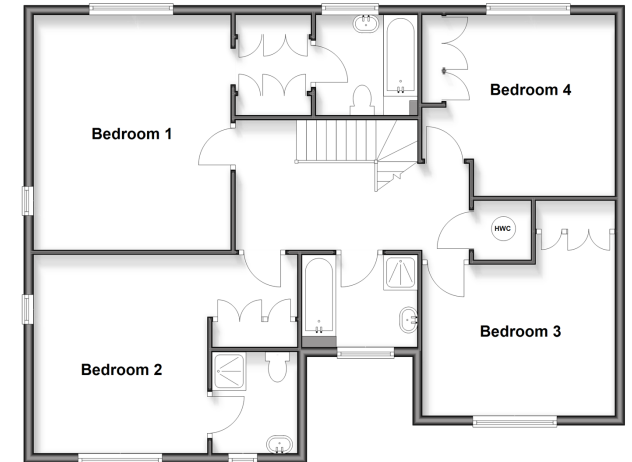
### OUTSIDE

- Integral Double Garage
- Front and Rear Gardens
- Driveway

**Ground Floor**  
Approx. 111.6 sq. metres (1201.5 sq. feet)



**First Floor**  
Approx. 100.9 sq. metres (1086.2 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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