



**Guide Price**  
**£400,000**

**Freehold**

4x  2x  1x 

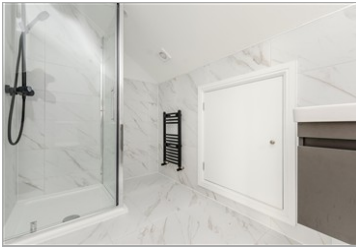
**Biddenden Way, Istead  
Rise, Kent, DA13**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- No onward chain
- Parking available with garage en bloc
- Extended accommodation which has been recently refurbished
- A property you can move straight into
- Popular village with schools and amenities within easy reach

## Accommodation

### GROUND FLOOR

Hallway  
 Lounge/Diner: 31'8 x 10'7 (9.66m x 3.23m)  
 Dining Area: 18'8 x 7'0 (5.69m x 2.14m)  
 Kitchen: 14'0 x 10'7 (4.27m x 3.23m)  
 Bedroom 3: 11'3 x 8'4 (3.43m x 2.54m)  
 Bathroom: 7'11 x 5'5 (2.41m x 1.65m)

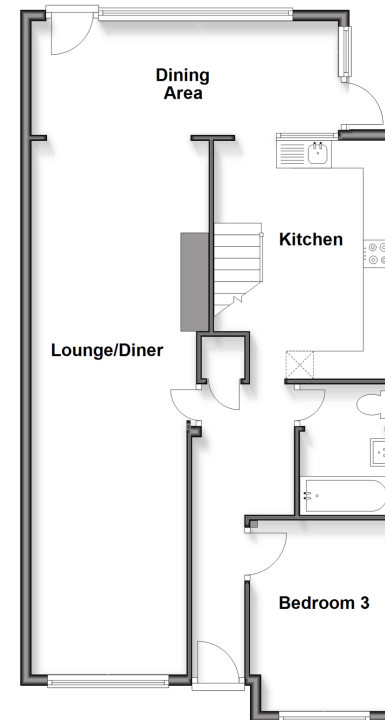
### FIRST FLOOR

Landing  
 Bedroom 1: 13'8 x 10'5 (4.17m x 3.18m)  
 Ensuite Shower Room: 10'5 x 5'1 (3.18m x 1.55m)  
 Bedroom 2: 11'9 x 10'6 (3.58m x 3.20m)  
 Bedroom 4: 7'6 x 7'1 (2.29m x 2.16m)  
 Loft Space: 7'9 x 3'7 (2.36m x 1.09m)  
 Loft Space: 10'8 x 8'0 (3.25m x 2.44m)

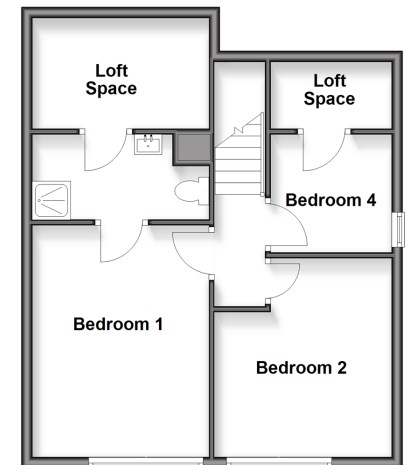
### OUTSIDE

Front Garden  
 Rear Garden  
 Garage En Bloc

**Ground Floor**  
 Approx. 76.7 sq. metres (825.3 sq. feet)



**First Floor**  
 Approx. 39.5 sq. metres (424.9 sq. feet)



**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 50% less, by purchasing a Lifetime Lease.



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