



**OVER 60?**

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

**Guide Price**  
**£200,000**

**Freehold**

1x  1x  1x 

**North Street, Sutton  
Valence, Kent, ME17**

*Wards*  
Helping you move forwards





## Main features

- Open plan living/ dining room
- Modern kitchen to the rear
- Large main bedroom with additional second room for use as a nursery or home office
- Great location close to Headcorn with mainline train links and shops
- Chain free

## Accommodation

### GROUND FLOOR

Porch

Lounge: 17'8 x 10'11 (5.39m x 3.33m)

Kitchen: 11'8 x 6'4 (3.56m x 1.93m)

### FIRST FLOOR

Landing

Bedroom 1: 9'9 x 7'8 (2.97m x 2.34m)

Shower Room

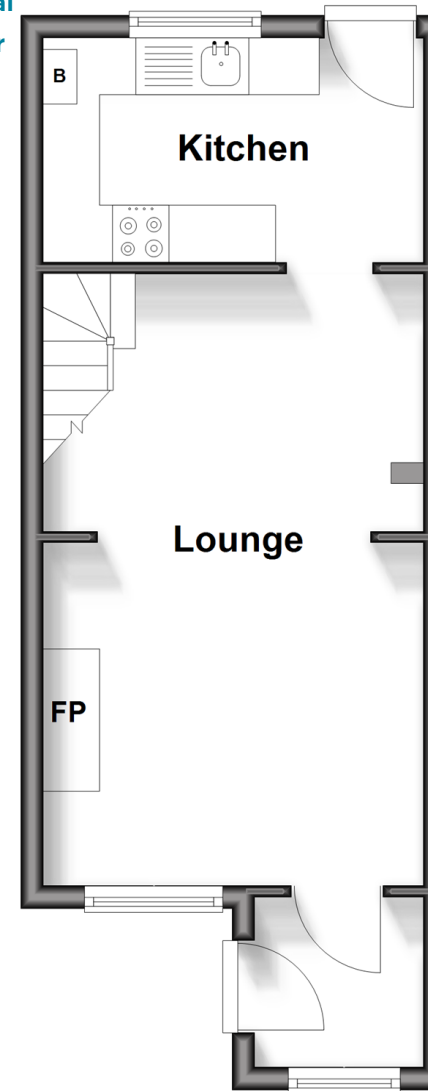
Bedroom 2: 8'6 x 4'1 (2.59m x 1.25m)

### OUTSIDE

Front and Rear Gardens

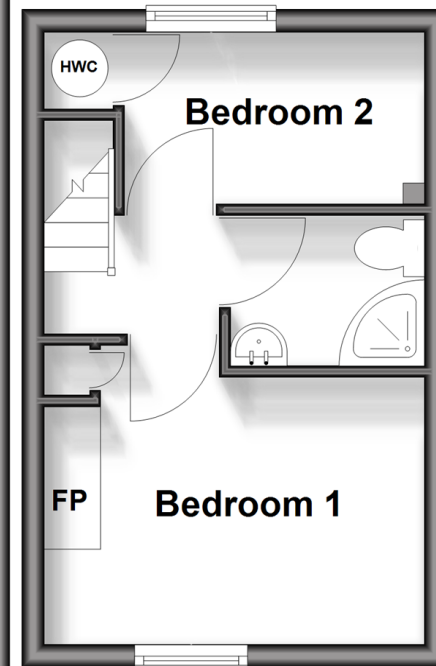
## Ground Floor

Approx. 27.5 sq. metres (295.7 sq. feet)



## First Floor

Approx. 18.1 sq. metres (195.0 sq. feet)



**Call Headcorn - 01622 890435 ■ [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.



12718145/20251002/HS1/HS1