



OVER 60?
Secure this property
for up to **59% less!**

Guide Price
£500,000

Freehold

4x 2x 2x

**Firmin Avenue,
Boughton Monchelsea,
Maidstone, Kent, ME17**

Wards
Helping you move forwards



Main features

- **Immaculately presented throughout**
- **Beautifully landscaped rear garden**
- **Superb open plan kitchen/diner, sure to become the hub of the home**
- **Benefiting from a useful converted garage, currently utilised as a gym, but could have a multitude of uses**
- **Situated on a popular and family friendly development, just a short walk to local shops and amenities**

Accommodation

GROUND FLOOR

Entrance Hall

Downstairs Cloakroom: 6'0 x 2'1 (1.83m x 0.64m)

Lounge: 19'0 x 10'0 (5.80m x 3.05m)

Kitchen/Diner: 25'1 x 12'1 (7.65m x 3.69m)

Utility Room: 8'0 x 3'1 (2.44m x 0.94m)

Former Garage used as a Gym: 14'0 x 8'0 (4.27m x 2.44m)

FIRST FLOOR

Landing

Bedroom 1: 13'1 x 13'1 (3.99m x 3.99m)

En Suite Shower Room: 7'1 x 4'1 (2.16m x 1.25m)

Bedroom 2: 12'1 x 8'1 (3.69m x 2.47m)

Bedroom 3: 11'0 x 9'1 (3.36m x 2.77m)

Bedroom 4: 10'1 x 7'0 (3.08m x 2.14m)

Bathroom: 8'1 x 7'0 (2.47m x 2.14m)

OUTSIDE

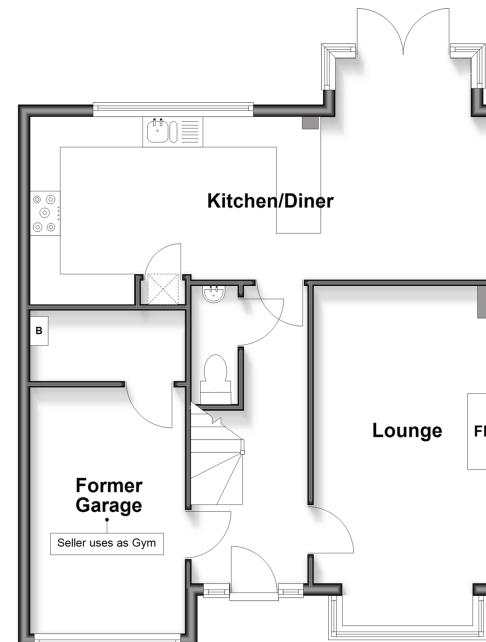
Off Road Parking

Rear Garden

Pergola Seating Area

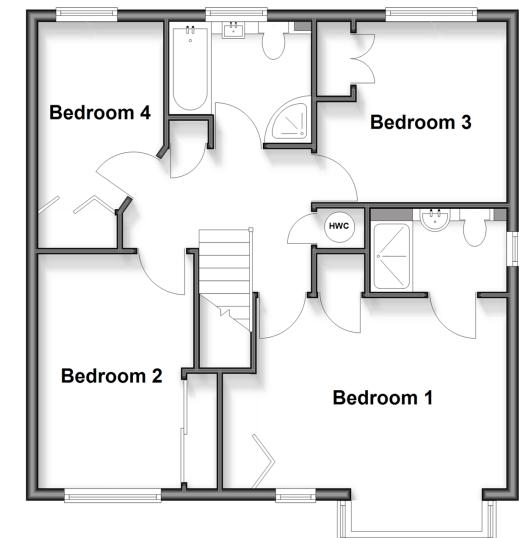
Ground Floor

Approx. 64.6 sq. metres (695.7 sq. feet)



First Floor

Approx. 60.3 sq. metres (649.5 sq. feet)



Call Loose - 01622 744067 ■ wardsofkent.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 50% less, by purchasing a Lifetime Lease

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale