



**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)

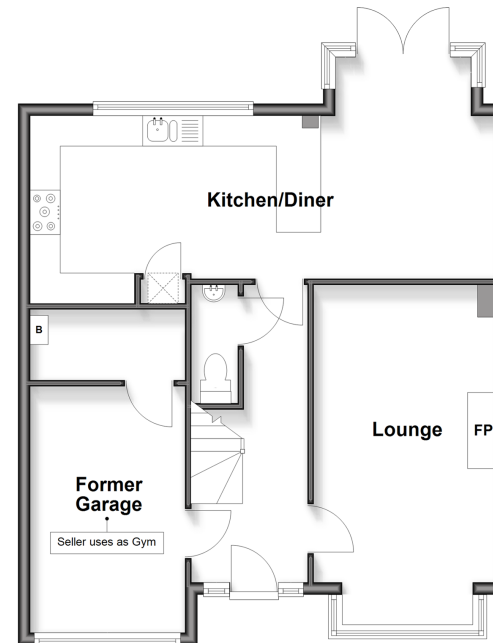
### FIRST FLOOR

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)

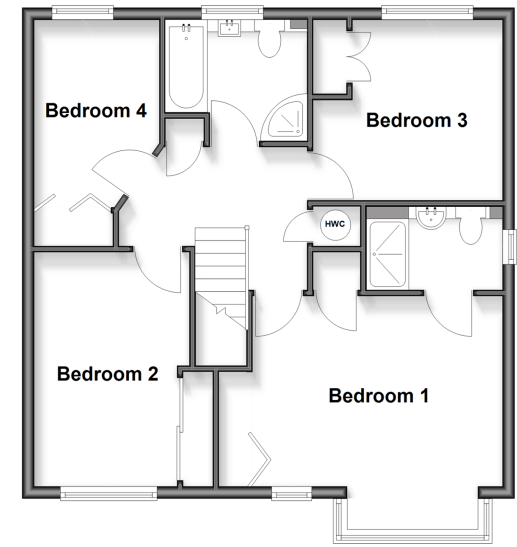
### OUTSIDE

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



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