



Guide Price
£525,000

Freehold

3x  1x  3x 

**Shirley Way, Bearsted,
Maidstone, Kent, ME15**

OVER 60?

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

Wards
Helping you move forwards



Main features

- **Walking distance to Bearsted amenities including The Cavendish Cafe**
- **Superb rear garden with sunny aspect and plenty of outside space to entertain guests**
- **Previously converted garage providing generous ground floor living space**
- **Driveway suitable for multiple vehicles**
- **Short drive to M20 & Bearsted Train Station, ideal for commuters, both road and rail**

Accommodation

GROUND FLOOR

Entrance Hall

- Lounge: 12'8 x 11'11 (3.86m x 3.63m)
- Cloakroom: 4'6 x 2'7 (1.37m x 0.79m)
- Dining Room: 11'8 x 10'9 (3.56m x 3.28m)
- Kitchen: 11'8 x 9'8 (3.56m x 2.95m)
- Conservatory: 17'1 x 10'7 (5.21m x 3.23m)
- Utility Area: 6'11 x 4'7 (2.11m x 1.40m)
- Rear Lobby
- Study: (L-shaped) 11'1 x 7'7 (3.38m x 2.31m) plus 7'1 x 2'10 (2.16m x 0.86m)

FIRST FLOOR

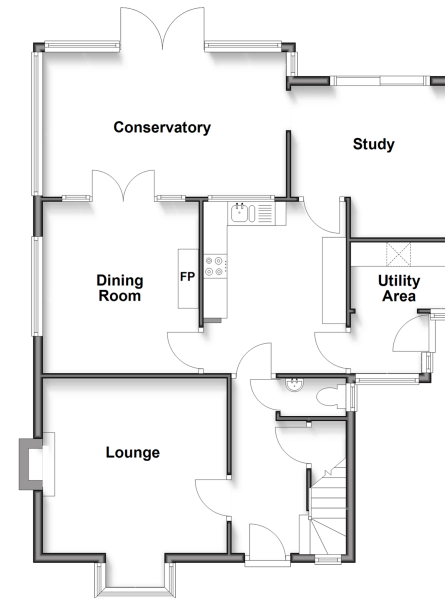
- Landing
- Bedroom 1: 11'11 x 10'11 (3.63m x 3.33m)
- Walk-in Wardrobe: 6'11 x 6'0 (2.11m x 1.83m)
- Bedroom 2: 11'9 x 10'9 (3.58m x 3.28m)
- Bedroom 3: 9'11 x 7'6 (3.02m x 2.29m)
- Bathroom: 7'0 x 6'5 (2.14m x 1.96m)

OUTSIDE

- Front and Rear Gardens
- Driveway

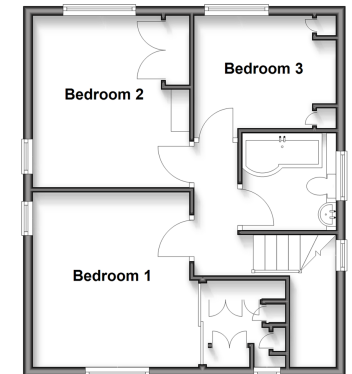
Ground Floor

Approx. 79.5 sq. metres (856.2 sq. feet)



First Floor

Approx. 47.5 sq. metres (511.4 sq. feet)



Call Bearsted - 01622 730955 ■ 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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