



**Guide Price**  
**£375,000**

**Freehold**

3x  1x  1x 

**St. Philip's Avenue,  
Maidstone, Kent ME15**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Driveway for 2 cars
- Walking distance to Maidstone town centre
- Large, recently fitted kitchen with integrated appliances
- Nearby to fantastic grammar schools
- Spacious throughout with room to entertain family and friends

## Accommodation

### GROUND FLOOR

Hallway  
Lounge: 14'0 x 12'8 (4.27m x 3.86m)  
Kitchen/Diner: 18'8 x 13'9 (5.69m x 4.19m)  
Toilet

### BASEMENT

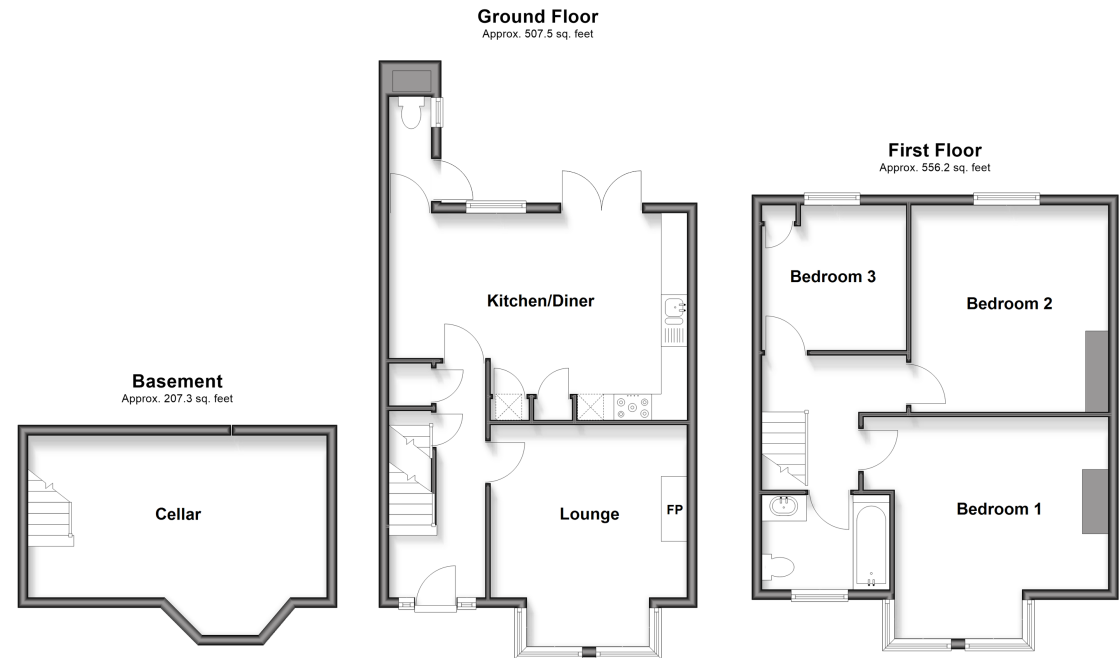
Cellar: 18'2 x 12'4 (5.54m x 3.76m)

### FIRST FLOOR

Landing  
Bedroom 1: 14'6 x 14'4 (4.42m x 4.37m)  
Bedroom 2: 13'1 x 12'6 (3.99m x 3.81m)  
Bedroom 3: 9'4 x 9'0 (2.85m x 2.75m)

### OUTSIDE

Rear Garden  
Front Garden  
Driveway



Call Maidstone - 01622 683737 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- 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.



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