



Guide Price
£575,000

Freehold

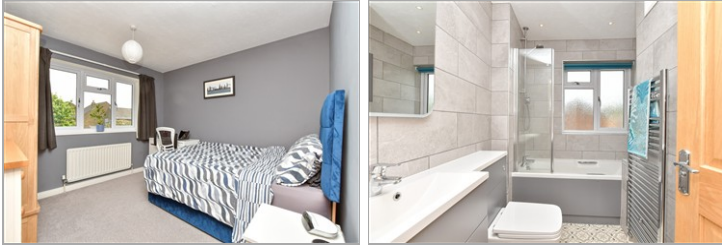
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**Phoenix Drive,
Waterringbury,
Maidstone, Kent, ME18**

OVER 60?

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

Wards
Helping you move forwards



Main features

- **Fantastic detached home**
- **Popular residential area of Watlington**
- **Garage and off road parking**
- **Surrounded by beautiful countryside walks**
- **Enclosed rear garden**

Accommodation

GROUND FLOOR

Entrance Hall
 Lounge: 15'6 x 15'3 (4.73m x 4.65m)
 Study/Family Room: 10'6 x 8'2 (3.20m x 2.49m)
 Cloakroom
 Kitchen: 10'5 x 8'8 (3.18m x 2.64m)
 Utility Room: 14'4 x 6'5 (4.37m x 1.96m)
 Dining Room: 11'2 x 8'4 (3.41m x 2.54m)

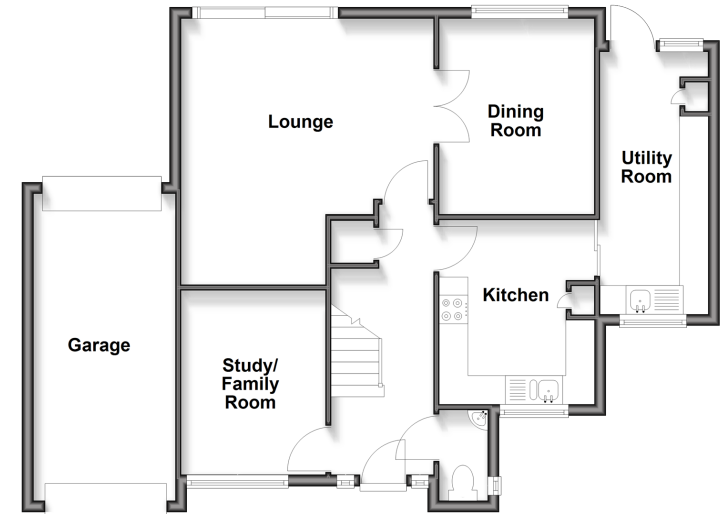
FIRST FLOOR

Landing
 Bedroom 1: 11'3 x 10'5 (3.43m x 3.18m)
 En suite Bedroom 1
 Bedroom 2: 10'5 x 10'4 (3.18m x 3.15m)
 Bedroom 3: 11'3 x 6'8 (3.43m x 2.03m)
 Bedroom 4: 8'3 x 8'1 (2.52m x 2.47m)
 Bathroom: 8'1 x 4'7 (2.47m x 1.40m)

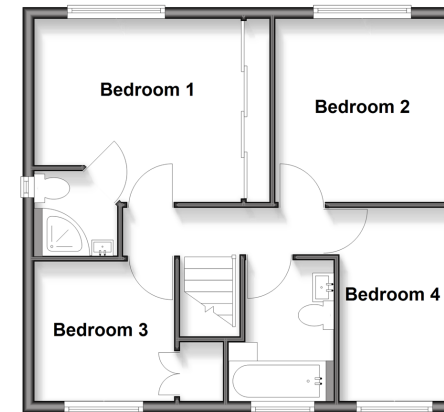
OUTSIDE

Driveway and Garage
 Rear Garden

Ground Floor
 Approx. 78.3 sq. metres (842.9 sq. feet)



First Floor
 Approx. 48.0 sq. metres (517.0 sq. feet)



Call Paddock Wood - 01892 836877 ■ wardsofkent.co.uk

- If buying to rent, please check if Local Authority licensing schemes apply before proceeding
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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