



**Guide Price**  
**£365,000**

**Freehold**

4x  3x  1x 

**Colyn Drive, Maidstone,  
Kent, ME15**

*Wards*  
Helping you move forwards

## Main features

- Offered chain free
- Large lounge with french doors leading to rear garden
- En-bloc garage with one allocated parking in front
- Direct road links to both Maidstone and Headcorn
- Within walking distance of local schools, shops and amenities
- Accommodation over 3 floors providing generous space throughout

## Accommodation

### GROUND FLOOR

Entrance Hall: 14'2 x 4'2 (4.32m x 1.27m)

Lounge : (L-shaped) 15'4 x 10'9 (4.68m x 3.28m) plus 3'5 x 3'5 (1.04m x 1.04m)

Kitchen/Diner : 17'8 x 7'10 (5.39m x 2.39m)

Cloakroom : 5'11 x 3'1 (1.80m x 0.94m)

### FIRST FLOOR

Landing

Bedroom 2 : (L-shaped) 10'8 x 8'2 (3.25m x 2.49m) plus 4'2 x 3'2 (1.27m x 0.97m)

En-Suite Shower Room : (L-shaped) 7'0 x 4'9 (2.14m x 1.45m) plus 2'10 x 1'1 (0.86m x 0.33m)

Bedroom 3 : 10'4 x 8'2 (3.15m x 2.49m)

Bedroom 4: 11'5 x 6'10 (3.48m x 2.08m)

Bathroom : 6'11 x 6'0 (2.11m x 1.83m)

### SECOND FLOOR

Landing

Bedroom 1 : (L-shaped) 11'6 x 10'3 (3.51m x 3.13m) plus 9'7 x 6'6 (2.92m x 1.98m)

En-Suite Shower Room : 9'2 x 4'8 (2.80m x 1.42m)

Boiler Room : 4'0 x 3'11 (1.22m x 1.19m)

### OUTSIDE

Garage En-Bloc

Allocated Parking

Front and Rear Gardens



### Nearest Schools

Primary Schools: Chislet C of E Primary 27. miles, Wingham Primary 28. miles, Preston Primary 29. miles

Secondary Schools: Sandwich Technology School 33. miles, Sir Roger Manwood's School 33. miles, King Ethelbert School 34. miles

Further Education: Sandwich Technology School 33. miles, Sir Roger Manwood's School 33. miles, Ursuline College 34. miles



### Transport Information

Train Stations: Minster 33. miles, Birchington-On-Sea 33. miles, Sandwich 33. miles



### Address

Colyn Drive, Maidstone, Kent, ME15



### Directions

For directions to this property please contact us.

Call Bearsted - 01622 730955 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

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



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