



# Lambert & Foster



## 13 PHOENIX DRIVE

WATERINGBURY | KENT | ME18 5DR

*A great opportunity to purchase an extended four bedroom detached family home with versatile living space that includes a fantastic kitchen/dining room with a centre island and direct access to the garden, two further reception rooms, utility room and upstairs there are four double bedrooms and two bathrooms. The driveway to the front of the house provides parking and to the rear is a beautifully landscaped garden. Located in the popular village of Wateringbury in the heart of Kent with many amenities that include a train station, pub, hotel and Primary school.*

Guide Price £600,000-625,000

FREEHOLD





## 13 PHOENIX DRIVE WATERINGBURY, MAIDSTONE, KENT, ME18 5DR

- Extended detached family home
- Four bedrooms and two bathrooms
- Driveway for multi vehicles
- Kitchen diner with direct access out onto the garden
- Popular Kentish village location
- Sold with no onward chain

**VIEWING:** By appointment only.

**Paddock Wood Office:** 01892 832325.

**TENURE:** Freehold

### SERVICES & UTILITIES:

**Electricity supply:** Mains **Water supply:** Mains

**Sewerage:** Mains **Heating:** Mains gas fired central heating

**BROADBAND:** Standard, Superfast and Ultrafast

**MOBILE COVERAGE:** Good outdoor

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

**LOCAL AUTHORITY:** [www.tunbridgewells.gov.uk](http://www.tunbridgewells.gov.uk)

**COUNCIL TAX:** Band F **EPC:** D (65)

**FLOOD & EROSION RISK:** **Property flood history:** Very low  
**Rivers and the sea:** Very low **Surface Water:** Very low **Reservoirs:** None **Groundwater:** Very low

(Visit [flood-map-for-planning.service.gov.uk](http://flood-map-for-planning.service.gov.uk) or enquire with the office for more information).

**PHYSICAL CHARACTERISTICS:** Brick built under a tiled roof



**PARTICULARS, PLANS AND SCHEDULES:** The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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In accordance with the Digital Market, Competition and Consumers (DMCC) Act 2024, we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

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For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

## Phoenix Drive, Wateringbury, Maidstone, ME18

Approximate Area = 1584 sq ft / 147.1 sq m (excludes garage / store)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026.

Produced for Lambert and Foster Ltd. REF: 1403378

### OFFICES LOCATED AT:

**PADDOCK WOOD, KENT**  
Tel. 01892 832 325  
77 Commercial Road,  
Paddock Wood, Kent TN12 6DS

**WADHURST, EAST SUSSEX**  
Tel. 01435 873 999  
Helix House, High Street  
Wadhurst, East Sussex TN5 6AA

**HYTHE, KENT**  
Tel. 01303 814 444  
Hillhurst Farm, Stone St,  
Westenhanger, Hythe CT21 4HU

**CRANBROOK, KENT**  
Tel. 01580 712 888  
Weald Office, 39 High Street  
Cranbrook, Kent TN17 3DN

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