



**Price**  
**£325,000**

**Freehold**

3x  2x  1x 

**Mexborough Square,  
Aylesham, Canterbury,  
Kent, CT3**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Lovely sunny rear garden with decking, ideal for family BBQs
- Car port and off road parking
- Cul de sac location
- Walking distance to a childrens play park with a grass area for football
- Close to the local 'Good' ofsted rated primary school, public transport links and train station

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge: 18'0 x 10'3 (5.49m x 3.13m)

Kitchen/Diner: 18'5 x 9'1 (5.62m x 2.77m)

Utility Room: 5'9 x 5'2 (1.75m x 1.58m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 18'5 x 10'2 (5.62m x 3.10m)

En Suite Shower Room: 7'2 x 4'0 (2.19m x 1.22m)

Bedroom 2: 9'5 x 8'4 (2.87m x 2.54m)

Bedroom 3: 9'9 x 7'4 (2.97m x 2.24m)

Bathroom: 7'2 x 6'3 (2.19m x 1.91m)

### OUTSIDE

Front Garden

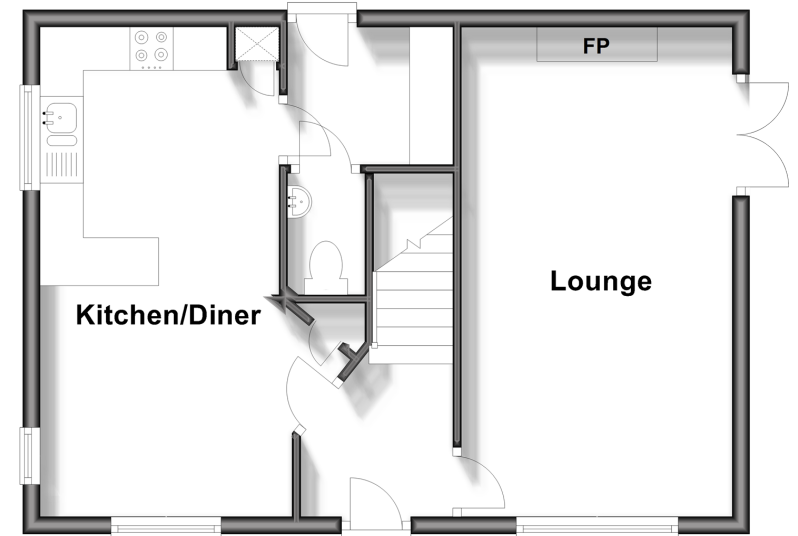
Rear Garden

Off Road Parking

Car Port

## Ground Floor

Approx. 45.2 sq. metres (486.5 sq. feet)



## First Floor

Approx. 45.2 sq. metres (486.5 sq. feet)



Call Canterbury - 01227 766669 ■ [wardsof Kent.co.uk](http://wardsof Kent.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
- 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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