



**Guide Price**  
**£270,000**

**Freehold**

3x  1x  1x 

**Milner Crescent,  
Aylesham, Canterbury,  
Kent, CT3**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Popular village location close to shops and bus route
- Perfect first time purchase
- Driveway to the front of the home
- Blank canvas for you to create your dream home
- Fantastic garden with large outbuilding with power to adapt to suit your needs

## Accommodation

### GROUND FLOOR

Entrance Lobby

Shower Room: 8'3 x 6'1 (2.52m x 1.86m)

Lounge: 15'7 x 11'4 (4.75m x 3.46m)

Kitchen: 11'7 x 8'8 (3.53m x 2.64m)

Sun Room: 14'6 x 9'7 (4.42m x 2.92m)

### FIRST FLOOR

Landing

Bedroom 1: 15'7 x 8'4 (4.75m x 2.54m)

Bedroom 2: 11'4 x 7'8 (3.46m x 2.34m)

Bedroom 3: 8'3 x 7'6 (2.52m x 2.29m)

### OUTBUILDING

Workshop: 15'11 x 12'11 (4.85m x 3.94m)

### OUTSIDE

Front Garden

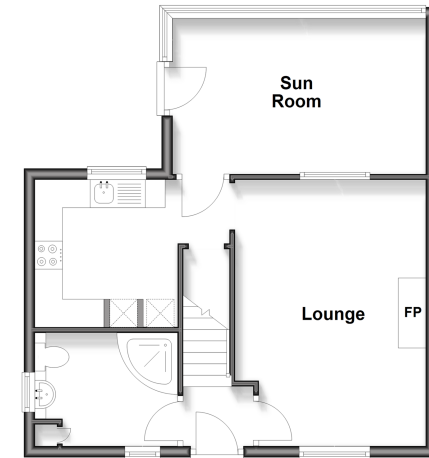
Driveway

Rear Garden

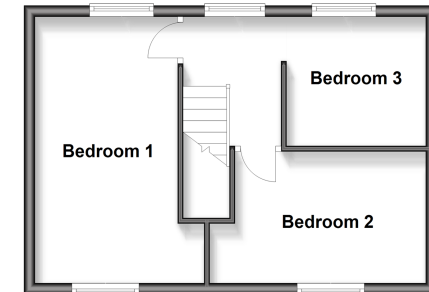
**Call Canterbury - 01227 766669 ■ [wardsokent.co.uk](http://wardsokent.co.uk)**

- 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 50% less, by purchasing a Lifetime Lease.

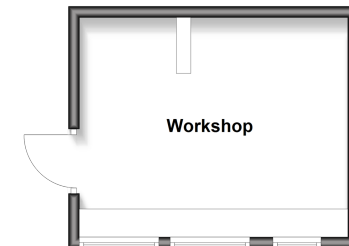
**Ground Floor**  
Approx. 47.0 sq. metres (505.8 sq. feet)



**First Floor**  
Approx. 33.8 sq. metres (363.4 sq. feet)



**Outbuilding**  
Approx. 19.1 sq. metres (205.1 sq. feet)



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