



**Price**  
**£300,000**

**Freehold**

3x  1x  1x 

**Clarendon Road,  
Aylesham, Canterbury,  
Kent, CT3**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Fully refurbished throughout, ready to move straight into!
- No onward chain complications
- Spacious driveway and generous garden
- Ideal for families or first time buyers
- Close to Aylesham train station and local amenities

## Accommodation

### GROUND FLOOR

Entrance Hallway

Seperate Toilet

Lounge/Diner: 21'5 x 13'8 (6.53m x 4.17m)

Kitchen: 10'9 x 7'6 (3.28m x 2.29m)

Utility Area: 6'5 x 4'3 (1.96m x 1.30m)

Conservatory: 15'7 x 8'2 (4.75m x 2.49m)

### FIRST FLOOR

Landing

Bedroom 1: 14'4 x 10'8 (4.37m x 3.25m)

Bedroom 2: 12'4 x 7'1 (3.76m x 2.16m)

Bedroom 3: 9'5 x 9'2 (2.87m x 2.80m)

Bathroom

### OUTSIDE

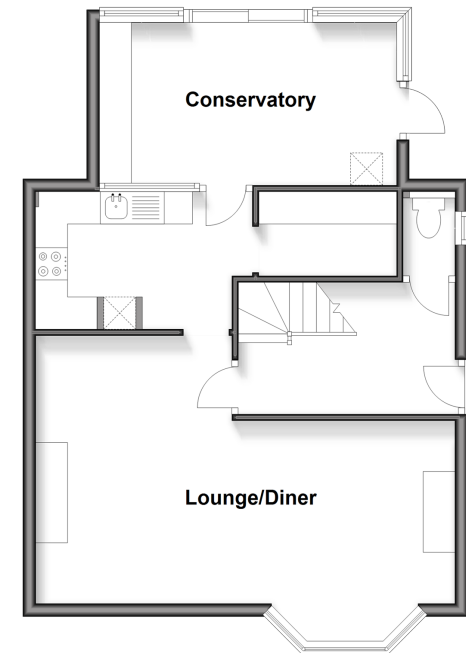
Front Garden

Driveway

Rear Garden

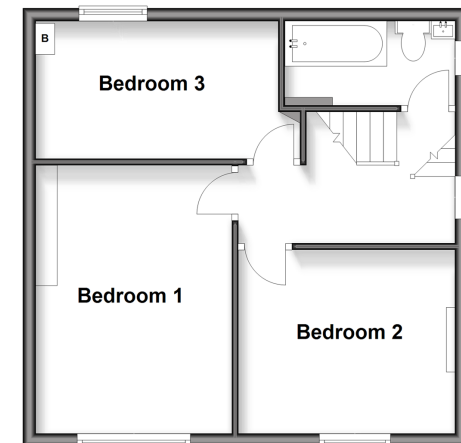
### Ground Floor

Approx. 54.4 sq. metres (585.2 sq. feet)



### Split Level First Floor

Approx. 41.9 sq. metres (450.5 sq. feet)



**Call Canterbury - 01227 766669 ■ [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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



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