



Price
£450,000

Freehold

3x  1x  2x 

**Orchard Grove, Ditton,
Aylesford, Kent, ME20**

OVER 60?

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

Wards
Helping you move forwards



Main features

- **Extended offering extra living & kitchen space**
- **Generous garden providing a lovely outdoor space without leaving home**
- **Chain free - so no hold ups here**
- **Workshop/store to the rear of the garden - perfect for hobbyists**
- **Cul-de-sac location makes it a quiet spot**

Accommodation

GROUND FLOOR

Entrance Porch

Entrance Hall

Lounge: 14'5 into bay x 11'3 (4.40m x 3.43m)

Dining Room: 17'11 (5.46m) x 10'3 (3.13m) narrowing to 9'5 (2.87m)

Kitchen: 14'4 (4.37m) narrowing to 8'4 (2.54m) x 6'10 (2.08m)

FIRST FLOOR

Landing

Bedroom 1: 14'5 x 10'10 (4.40m x 3.30m)

Bedroom 2: 12'0 x 9'10 (3.66m x 3.00m)

Bedroom 3: 8'7 x 6'5 (2.62m x 1.96m)

Bathroom

OUTSIDE

Driveway

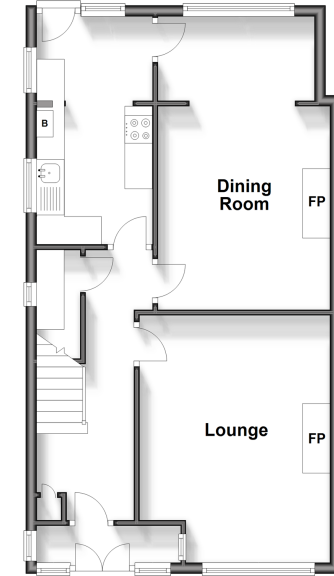
Garage: 17'8 x 10'0 (5.39m x 3.05m)

Front & Rear Gardens

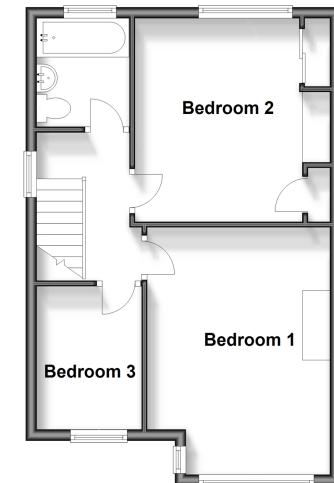
Workshop: 13'10 x 6'10 (4.22m x 2.08m)

Store: 9'5 x 5'10 (2.87m x 1.78m)

Ground Floor
Approx. 52.0 sq. metres (559.9 sq. feet)



First Floor
Approx. 41.6 sq. metres (448.2 sq. feet)



Call Larkfield - 01732 847877 ■ wardsofkent.co.uk

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- 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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