



**Price**  
**£650,000**

**Freehold**

4x  1x  2x 

**Holt Wood Avenue,  
Aylesford, Kent, ME20**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Enjoy the wonderful setting of this elegant home
- Home working is easy with a study
- Spacious & sociable lounge/dining area - perfect for entertaining
- The secluded garden makes a lovely retreat
- Fantastic opportunity to use your design flair & make it your own

## Accommodation

### GROUND FLOOR

- Entrance Hall
- Cloakroom
- Lounge: 20'6 x 12'2 (6.25m x 3.71m)
- Dining Area: 9'8 x 7'9 (2.95m x 2.36m)
- Study: 9'1 x 8'5 (2.77m x 2.57m)
- Kitchen: 11'9 x 9'0 (3.58m x 2.75m)

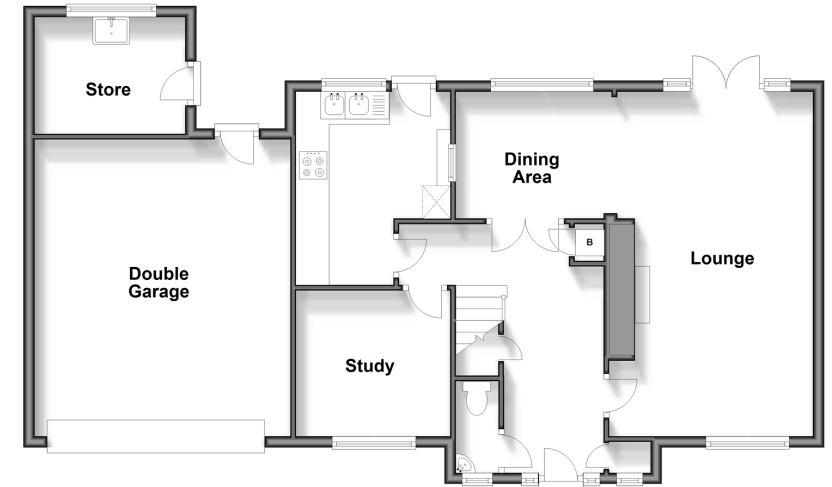
### FIRST FLOOR

- Landing
- Bedroom 1: 13'5 x 12'3 (4.09m x 3.74m)
- Bedroom 2: 10'8 x 9'2 (3.25m x 2.80m)
- Bedroom 3: 9'8 x 9'2 (2.95m x 2.80m)
- Bedroom 4: 12'3 x 6'10 (3.74m x 2.08m)
- Bathroom

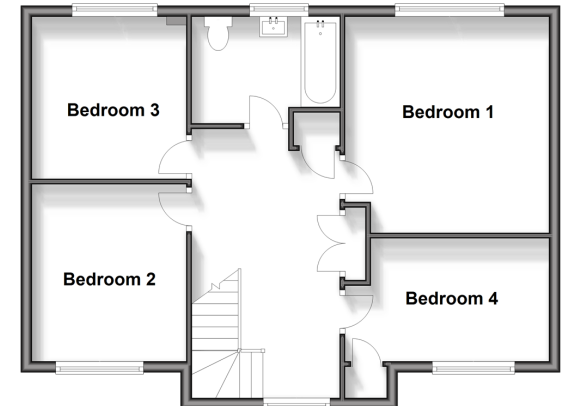
### OUTSIDE

- Front & Rear Gardens
- Driveway
- Double Garage: 17'10 x 15'2 (5.44m x 4.63m)
- Store: 8'10 x 6'11 (2.69m x 2.11m)
- Greenhouse

**Ground Floor**  
Approx. 92.6 sq. metres (996.7 sq. feet)



**First Floor**  
Approx. 61.0 sq. metres (656.8 sq. feet)



Call Larkfield - 01732 847877 ■ [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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