



**Price**  
**£415,000**

**Freehold**

3x  1x  1x 

**Sycamore Drive,  
Greenacres, Aylesford,  
Kent, ME20**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Well presented throughout
- Spacious lounge/dining area - great for entertaining
- Lovely sunny & secluded rear garden
- Well reputed schools & good local amenities within walking distance
- Leisure facilities aplenty - Larkfield Leisure Centre & Leybourne Lakes Country Park nearby

## Accommodation

### GROUND FLOOR

Entrance Hall

Cloakroom

Lounge: 21'5 x 10'9 (6.53m x 3.28m)

Dining Area: 11'1 x 6'2 (3.38m x 1.88m)

Kitchen: 17'7 x 8'5 (5.36m x 2.57m)

### FIRST FLOOR

Landing

Bedroom 1: 11'2 x 10'9 (3.41m x 3.28m)

Bedroom 2: 10'9 x 8'3 (3.28m x 2.52m)

Bedroom 3: 8'9 x 8'0 (2.67m x 2.44m)

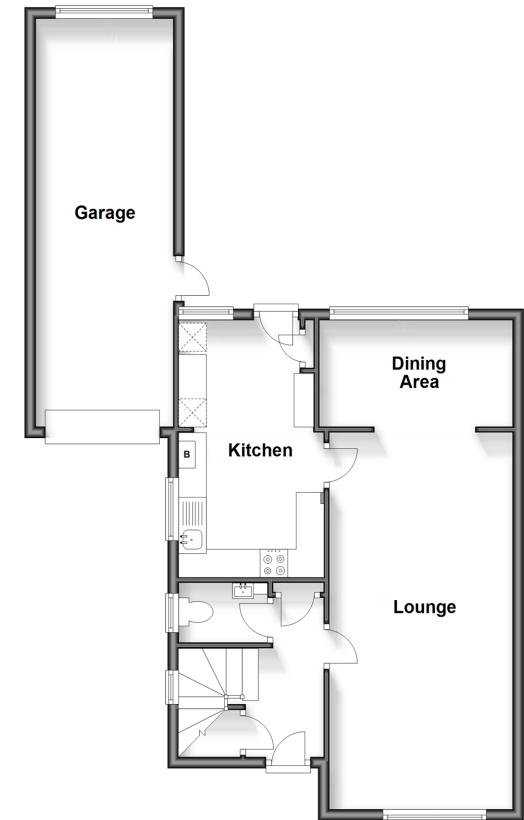
Shower Room

### OUTSIDE

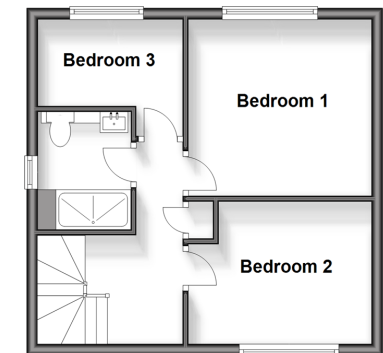
Driveway & Garage

Front & Rear Gardens

**Ground Floor**  
Approx. 67.9 sq. metres (730.8 sq. feet)



**First Floor**  
Approx. 34.7 sq. metres (373.1 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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