



**Guide Price**  
**£450,000**

**Freehold**

4x  1x  1x 

**Orchard Avenue,  
Aylesford, Kent, ME20**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Set on a large corner plot with gardens to the front, side & rear
- Perfect for a large family with lovely sized bedrooms - no box rooms here
- Bright conservatory area to enjoy
- Useful ground floor cloakroom adds convenience to the home
- Excellent commuter links by road & rail within easy reach

## Accommodation

### GROUND FLOOR

Entrance Porch  
Hallway  
Cloakroom  
Lounge/Diner: 23'5 x 13'2 (7.14m x 4.02m)  
Kitchen: 14'0 x 8'10 (4.27m x 2.69m)  
Conservatory: 9'9 x 9'8 (2.97m x 2.95m)

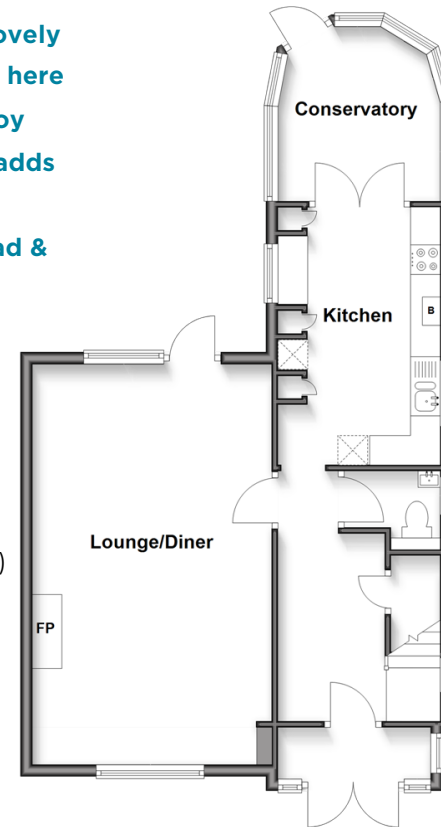
### FIRST FLOOR

Landing  
Bedroom 1: 13'3 x 10'7 (4.04m x 3.23m)  
Bedroom 2: 13'3 x 8'10 (4.04m x 2.69m)  
Bedroom 3: 10'5 x 8'10 (3.18m x 2.69m)  
Bedroom 4: 8'10 x 7'3 (2.69m x 2.21m)  
Bathroom

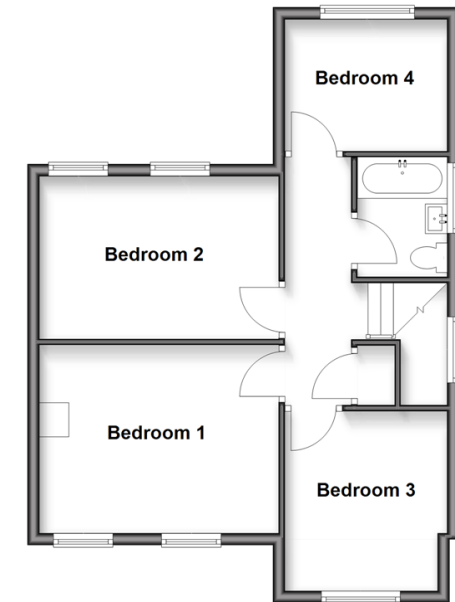
### OUTSIDE

Front & Rear Gardens  
Driveway & Garage

**Ground Floor**  
Approx. 61.9 sq. metres (666.1 sq. feet)



**First Floor**  
Approx. 51.2 sq. metres (551.5 sq. feet)



**Outbuilding**  
Approx. 16.9 sq. metres (182.2 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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