



**Price**  
**£550,000**

**Freehold**

5x  2x  2x 

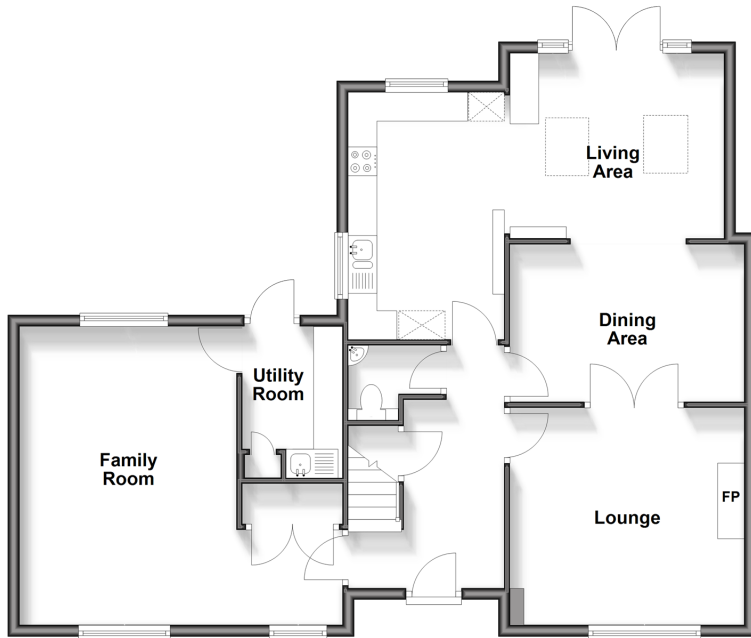
**Sycamore Drive,  
Greenacres, Aylesford,  
Kent, ME20**

**OVER 60?**

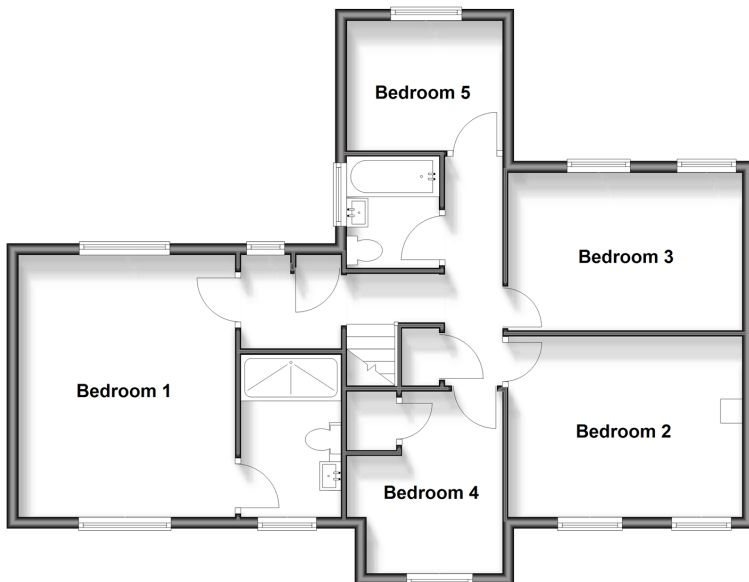
Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards

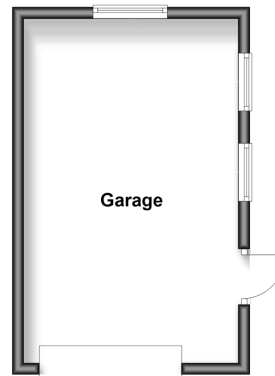
**Ground Floor**  
Approx. 92.8 sq. metres (999.1 sq. feet)



**First Floor**  
Approx. 76.7 sq. metres (826.1 sq. feet)



**Outbuilding**  
Approx. 22.7 sq. metres (244.1 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 13'3 x 12'4 (4.04m x 3.76m)

Dining Area: 13'3 x 8'11 (4.04m x 2.72m)

Living Area: 13'1 x 11'3 (3.99m x 3.43m)

Kitchen: 14'0 x 8'10 (4.27m x 2.69m)

Cloakroom

Family Room: 18'5 into door well (5.62m) narrowing to 12'4 (3.76m) x 15'0 (4.58m)

Utility : 9'5 x 5'8 (2.87m x 1.73m)

### FIRST FLOOR

Landing

Bedroom 1: 15'0 x 12'5 (4.58m x 3.79m)

En-Suite Shower Room

Bedroom 2: 13'6 x 10'5 (4.12m x 3.18m)

Bedroom 3: 13'5 x 8'11 (4.09m x 2.72m)

Bedroom 4: 10'7 x 8'10 (3.23m x 2.69m)

Bedroom 5: 8'10 x 7'3 (2.69m x 2.21m)

Bathroom

### OUTBUILDING

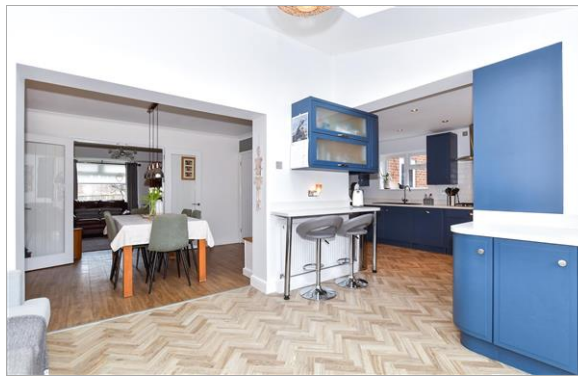
Garage

### OUTSIDE

Driveway

Front & Rear Gardens





## Main features

- Beautifully presented throughout
- Great sociable kitchen/dining/living area - perfect for entertaining
- All bedrooms are a good size - no box room to worry about
- Sunny & secluded garden to enjoy
- Walk to good schools, shops & Aylesford rail station



### Nearest Schools

Primary Schools: Aylesford Primary 0.2 miles, Ditton C of E Junior School 0.7 miles, St Peter's C of E Primary 0.7 miles. Secondary Schools: Aylesford School 0.2 miles, The Malling School 1.5 miles, St Simon Stock Catholic School 1.9 miles



### Transport Information

Train Stations: Aylesford 0.4 miles, Barming 0.8 miles, New Hythe 1.3 miles



### Address

Sycamore Drive, Greenacres, Aylesford, Kent, ME20



### Directions

For directions to this property please contact us.





Call Larkfield Branch 01732 847877 ■ [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 59% less, by purchasing a Lifetime Lease.



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