



**Guide Price**  
**£340,000**

**Freehold**

3x  1x  1x 

**Cobdown Close, Ditton,  
Aylesford, Kent, ME20**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Set in a quiet Close with no through traffic
- Private rear garden - ideal outdoor space for children & for relaxing
- Pleasant tree view to the rear
- Walk to good schools, shops & doctors surgery
- Commuting is a breeze with good road & rail links

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge/Diner: 20'9 (6.33m) x 12'9 (3.89m)  
narrowing to 8'10 (2.69m)

Kitchen: 9'7 x 8'7 (2.92m x 2.62m)

### FIRST FLOOR

Landing

Bedroom 1: 11'10 (3.61m) x 10'5 (3.18m)  
narrowing to 8'10 (2.69m)

Bedroom 2: 12'3 into fitted wardrobes x  
8'6 (3.74m x 2.59m)

Bedroom 3: 9'10 x 7'7 (3.00m x 2.31m)

Bathroom

### OUTSIDE

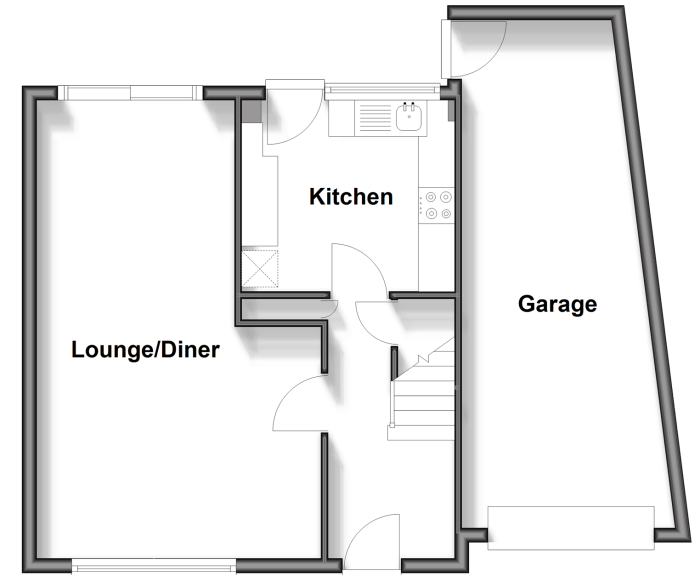
Front & Rear Gardens

Driveway

Garage: 24'8 (7.52m) x 9'6 (2.90m)  
narrowing to 6'5 (1.96m)

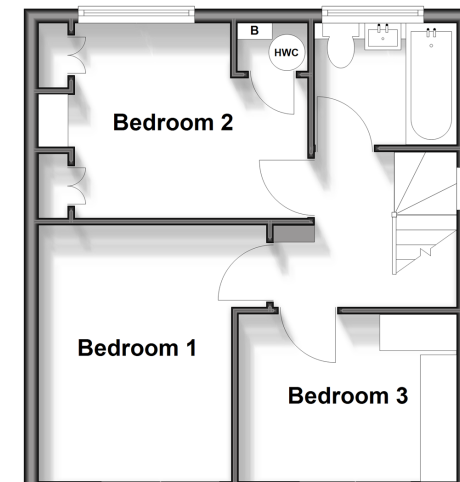
### Ground Floor

Approx. 54.6 sq. metres (587.9 sq. feet)



### First Floor

Approx. 36.5 sq. metres (392.6 sq. feet)



**Call Larkfield - 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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