**OVER 60?**
Secure this property for up to **59% less!***

## Guide Price

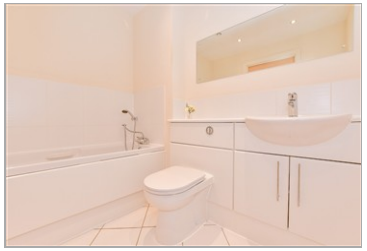
# £220,000

## Leasehold

2x 2x 1x

**Sherwood Avenue, Larkfield, Aylesford, Kent, ME20**

Wards
Helping you move forwards



## Main features

- Ready to move into - ideal home for a first time buyer
- An en-suite shower room & a bathroom adds a touch of luxury
- Enjoy an open view to the front of the home over the communal garden
- Short walk to Tesco & lovely lakeside walks at Lebourne Lakes nearby
- Great commuter links by road & rail

## Accommodation

### FIRST FLOOR

Entrance Hall

Lounge/Diner: 19'7 x 12'2 (5.97m x 3.71m)

Balcony

Kitchen: 9'5 x 6'2 (2.87m x 1.88m)

Bedroom 1: 14'10 (4.52m) x 12'10 (3.91m) narrowing to 9'6 (2.90m)

En-Suite Shower Room

Bedroom 2: 11'10 (3.61m) narrowing to 9'10 (3.00m) x 10'3 (3.13m)

Bathroom

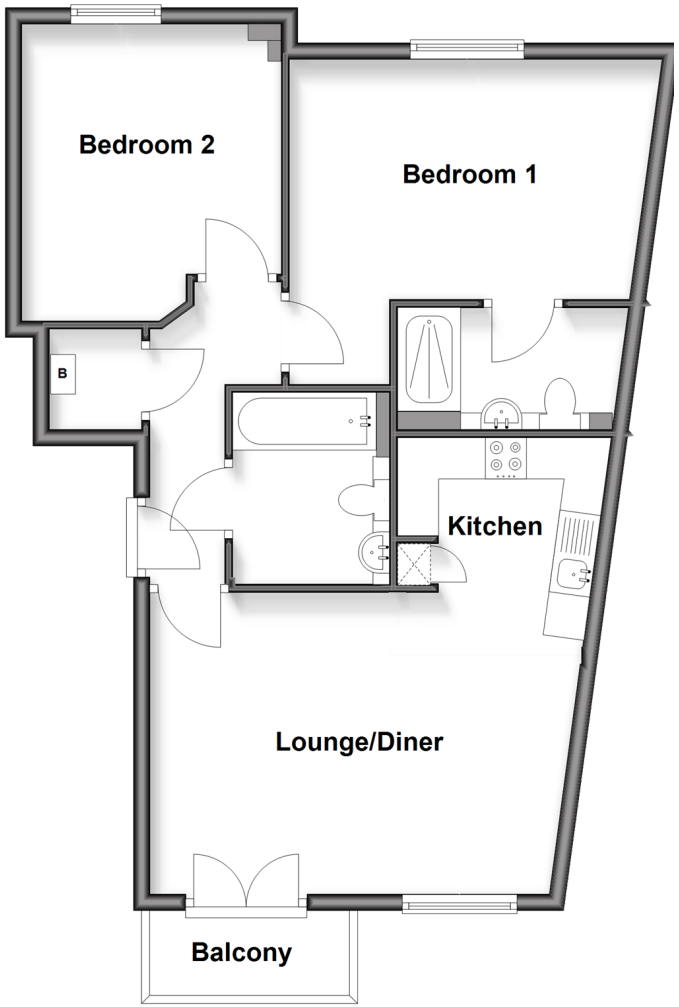
### OUTSIDE

Car Port

Communal Gardens

**First Floor**

Approx. 64.1 sq. metres (690.4 sq. feet)




## Call Larkfield - 01732 847877 ■ 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

EPC RATING | CURRENT: C(80) | POTENTIAL: B(82)

The Property Ombudsman

INVESTORS IN PEOPLE

12935464/20260113/CK/RT