



**Guide Price**  
**£450,000**

**Freehold**

4x  3x  1x 

**Carmelite Road,  
Aylesford, Kent, ME20**

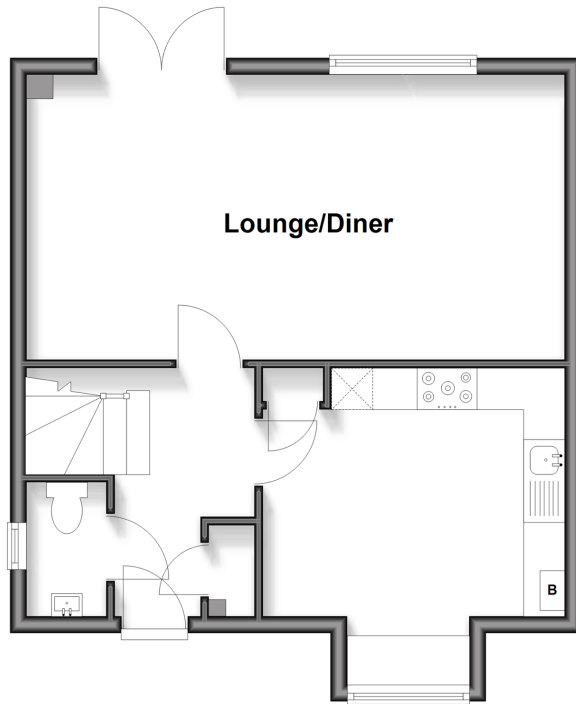
**OVER 60?**

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

*Wards*  
Helping you move forwards

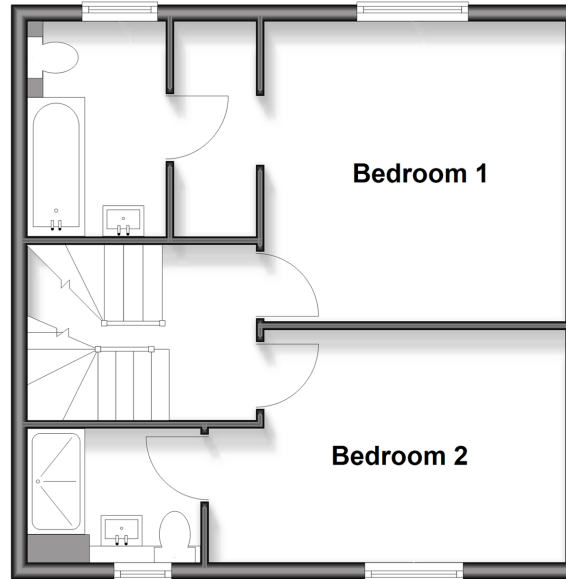
## Ground Floor

Approx. 44.2 sq. metres (475.7 sq. feet)



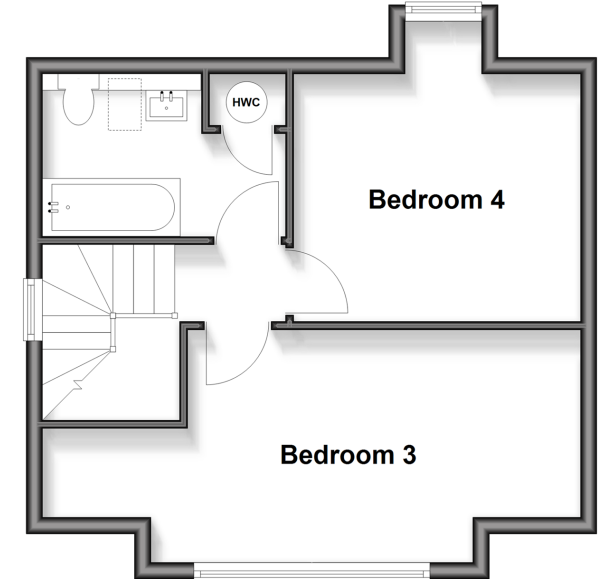
## First Floor

Approx. 43.0 sq. metres (462.4 sq. feet)



## Second Floor

Approx. 37.9 sq. metres (408.4 sq. feet)



## Accommodation

### GROUND FLOOR

- Entrance Hall
- Cloakroom
- Kitchen/Breakfast Room: 12'0 x 11'11 (3.66m x 3.63m)
- Lounge/Diner: 21'6 x 11'3 (6.56m x 3.43m)

### FIRST FLOOR

- Landing
- Bedroom 1: 12'0 x 11'10 (3.66m x 3.61m)
- Dressing Area: 8'5 x 3'6 (2.57m x 1.07m)
- En-Suite Bathroom
- Bedroom 2: 14'1 x 9'5 (4.30m x 2.87m)
- En-Suite Shower Room

### SECOND FLOOR

- Landing
- Bedroom 3: 11'10 x 11'4 (3.61m x 3.46m)
- Bedroom 4: 21'6 x 9'3 (6.56m x 2.82m)
- Bathroom

### OUTSIDE

- Driveway
- Front & Rear Gardens



## Main features

- Well presented throughout
- Enjoy the luxury of both an en-suite bathroom, an en-suite shower room & a bathroom
- All bedrooms are doubles - no box room to worry about
- Good schools, shops & leisure facilities all within easy reach
- Excellent commuter links close by - walk to Aylesford rail station or hop onto the M20



### Nearest Schools

Primary Schools: Aylesford Primary 0.3 miles, St Peter's C of E Primary 0.4 miles, Ditton C of E Junior School 0.8 miles. Secondary Schools: Aylesford School 0.3 miles, The Malling School 1.7 miles, Holmesdale Technology College 2.1 miles



### Transport Information

Train Stations: Aylesford 0.2 miles, New Hythe 1.0 miles, Barming 1.2 miles



### Address

Carmelite Road, Aylesford, Kent, ME20



### Directions

For directions to this property please contact us.



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Helping you move forwards

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

EPC RATING	CURRENT:	POTENTIAL:
	B(85)	A(94)

12935654/20260221/JT/JT