



**Guide Price**  
**£925,000**

**Freehold**

5x  3x  2x 

**Milner Road, Aylesford,  
Kent, ME20**

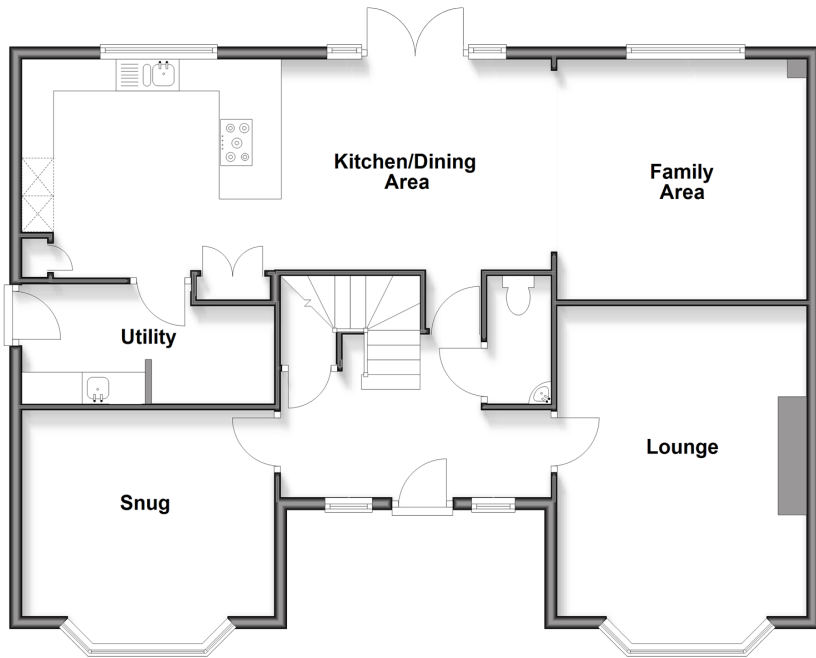
**OVER 60?**

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

*Wards*  
Helping you move forwards

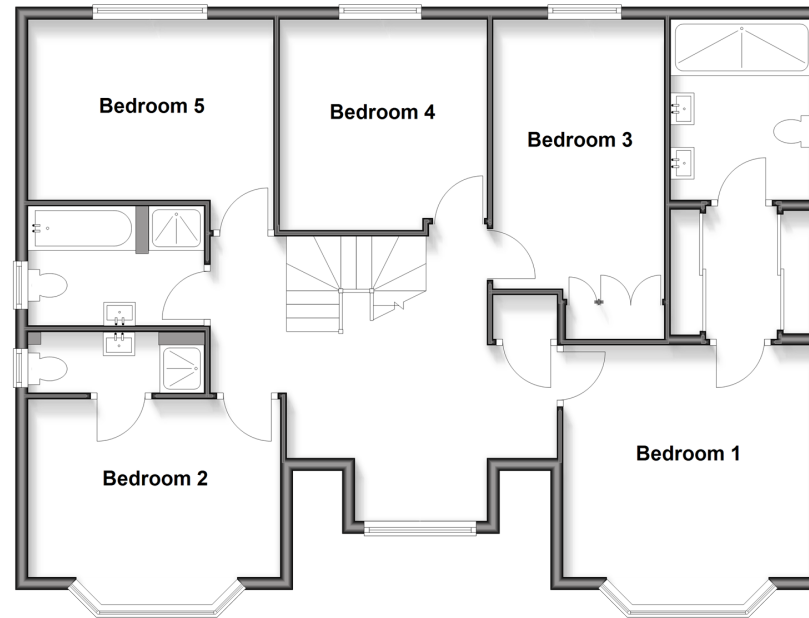
### Ground Floor

Approx. 99.6 sq. metres (1072.3 sq. feet)



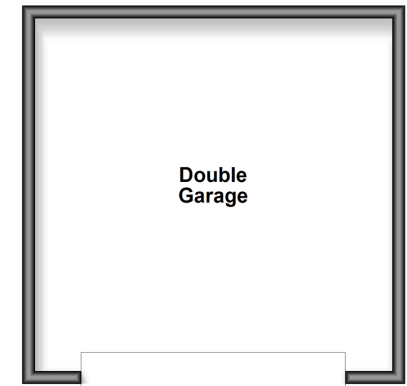
### First Floor

Approx. 102.6 sq. metres (1104.0 sq. feet)



### Outbuilding

Approx. 32.1 sq. metres (345.4 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall  
Cloakroom  
Snug: 13'0 x 11'10 (3.97m x 3.61m)  
Lounge: 17'10 x 12'10 (5.44m x 3.91m)  
Kitchen/Dining Area: 26'8 (8.13m) x 13'10 (4.22m)  
narrowing to 10'10 (3.30m)  
Utility: 12'10 x 6'2 (3.91m x 1.88m)  
Family Area: 12'10 x 12'0 (3.91m x 3.66m)

### FIRST FLOOR

Landing  
Bedroom 1: 13'9 x 12'10 (4.19m x 3.91m)  
Dressing Room  
En-Suite Shower Room  
Bedroom 2: 13'0 x 10'8 (3.97m x 3.25m)  
En-Suite Shower Room  
Bedroom 3: 14'4 x 8'11 (4.37m x 2.72m)  
Bedroom 4: 11'2 x 10'1 (3.41m x 3.08m)  
Bedroom 5: 12'9 x 9'0 (3.89m x 2.75m)  
Bathroom

### OUTBUILDING

Double Garage

### OUTSIDE

Driveway  
Front & Rear Gardens



## Main features

- Beautifully presented throughout & set in a lovely quiet cul-de-sac location
- Work from home with ease in the snug
- Useful ground floor cloakroom & utility
- Two en-suite shower rooms & a bathroom adds luxury to the home
- Excellent commuter links by road & rail within easy reach



### Nearest Schools

Primary Schools: St Peter's C of E Primary 0.4 miles, St Mark's C of E Primary, Eccles 0.7 miles, Aylesford Primary 0.8 miles. Secondary Schools: Aylesford School 0.8 miles, Holmesdale Technology College 1.8 miles, The Malling School 2.1 miles



### Transport Information

Train Stations: Aylesford 0.7 miles, New Hythe 0.8 miles, Barming 1.7 miles



### Address

Milner Road, Aylesford, Kent, ME20



### Directions

For directions to this property please contact us.



**Wards**  
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 50% less, by purchasing a Lifetime Lease.



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