



**Guide Price**  
**£450,000**

**Freehold**

6x  2x  3x 

**Attlee Avenue,  
Aylesham, Canterbury,  
Kent, CT3**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Deceptively spacious home
- Large driveway for multiple vehicles
- Popular village location close to amenities and school
- Ideal multi generational living with potential for a self contained annexe
- Wonderful garden with patio area and power to the bottom of the garden

## Accommodation

### GROUND FLOOR

- Entrance Lobby
- Lounge: 15'3 x 14'6 (4.65m x 4.42m)
- Kitchen: 13'11 x 9'10 (4.24m x 3.00m)
- Dining Room: 11'8 x 10'0 (3.56m x 3.05m)
- Annexe Entrance Hallway
- Annexe Bedroom 4: 12'2 x 9'11 (3.71m x 3.02m)
- Annexe Utility Room: 8'8 x 5'6 (2.64m x 1.68m)
- Annexe Lounge: 16'5 x 12'11 (5.01m x 3.94m)
- Annexe Bedroom 5/Gym: 13'0 x 8'7 (3.97m x 2.62m)
- Annexe Bedroom 6: 13'0 x 7'10 (3.97m x 2.39m)
- Annexe Shower Room: 7'7 x 5'10 (2.31m x 1.78m)

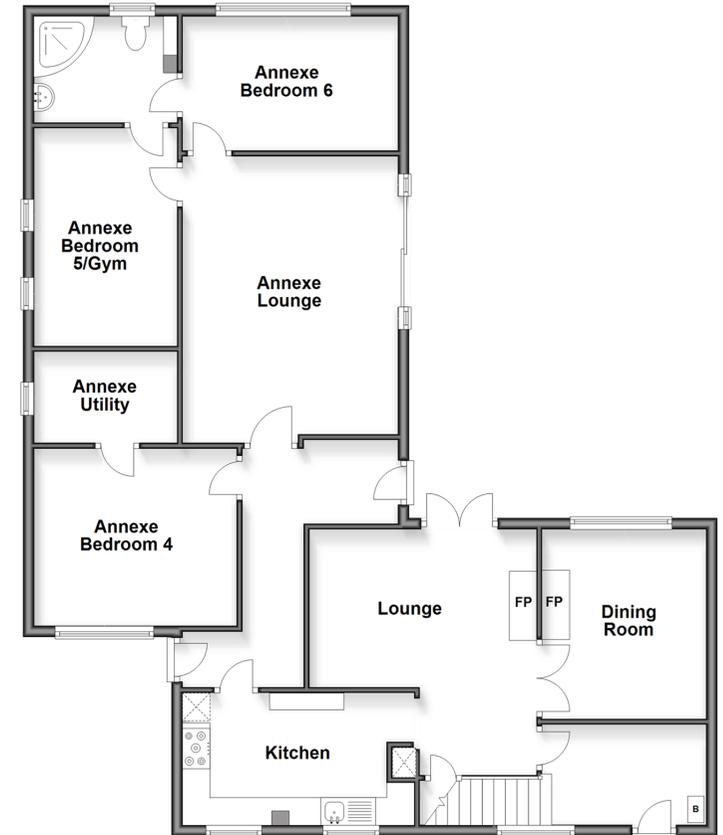
### FIRST FLOOR

- Landing
- Bedroom 1: 13'8 x 9'10 (4.17m x 3.00m)
- Bedroom 2: 11'7 x 10'4 (3.53m x 3.15m)
- Bedroom 3: 8'7 x 7'3 (2.62m x 2.21m)
- Bathroom: 8'6 x 7'6 (2.59m x 2.29m)

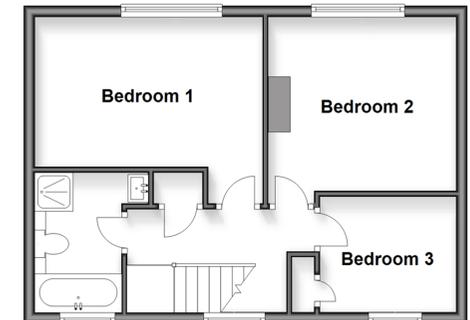
### OUTSIDE

- Front Garden
- Driveway
- Rear Garden

**Ground Floor**  
Approx. 117.4 sq. metres (1263.9 sq. feet)



**First Floor**  
Approx. 41.1 sq. metres (442.5 sq. feet)



**Call Canterbury - 01227 766669 ■ wardsof Kent.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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