



Offers In  
Excess Of  
**£350,000**  
Freehold

3x  1x  1x 

Pear Tree Avenue,  
Ditton, Kent, ME20

*Wards*  
Helping you move forwards





## Main features

- Quiet cul-de-sac location
- Sociable kitchen/diner - perfect for today's lifestyle
- Sunny rear garden with a lovely canopied patio for entertaining
- Secluded to the rear of the property with tree views
- Commuting is easy with excellent motorway & rail links

## Accommodation

### GROUND FLOOR

Entrance Hall

Cloakroom

Kitchen/Diner: 15'0 x 10'0 (4.58m x 3.05m)

Lounge: 16'1 x 11'5 (4.91m x 3.48m)

### FIRST FLOOR

Landing

Bedroom 1: 13'2 x 8'10 (4.02m x 2.69m)

Bedroom 2: 11'0 x 8'10 (3.36m x 2.69m)

Bedroom 3: 10'1 x 6'11 (3.08m x 2.11m)

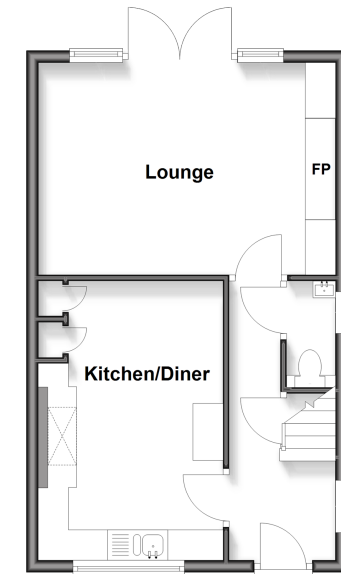
Bathroom

### OUTSIDE

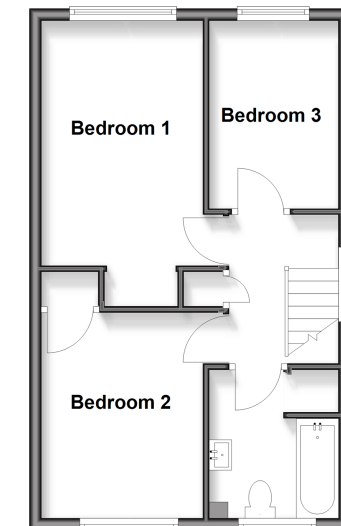
Front & Rear Gardens

Garage En-Bloc

**Ground Floor**  
Approx. 40.2 sq. metres (433.2 sq. feet)



**First Floor**  
Approx. 40.2 sq. metres (433.2 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



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