



**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)

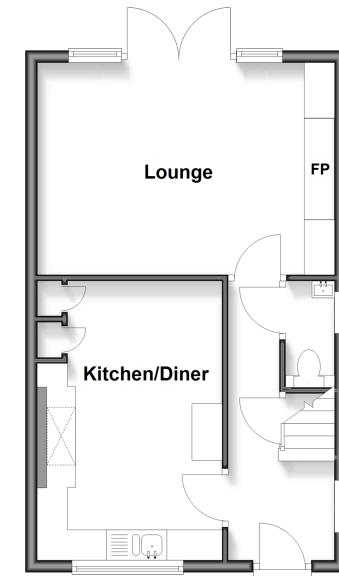
Bathroom

OUTSIDE

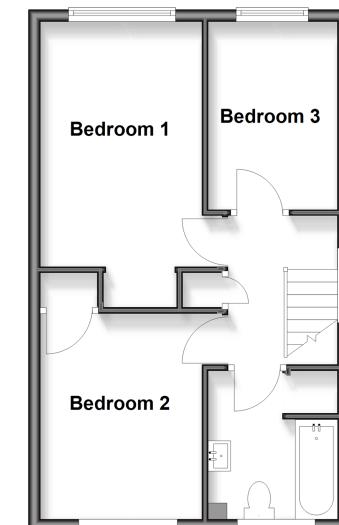
Front & Rear Gardens

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

■ 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



CURRENT:
C(73)

POTENTIAL:
B(89)



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