



OVER 60?

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

Guide Price

£650,000

Freehold

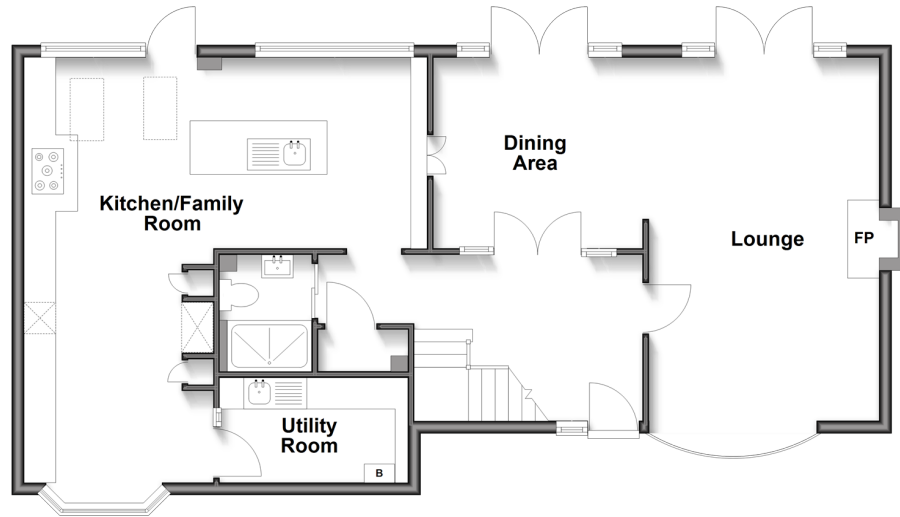
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**Birch Crescent,
Aylesford, Kent, ME20**

Wards
Helping you move forwards

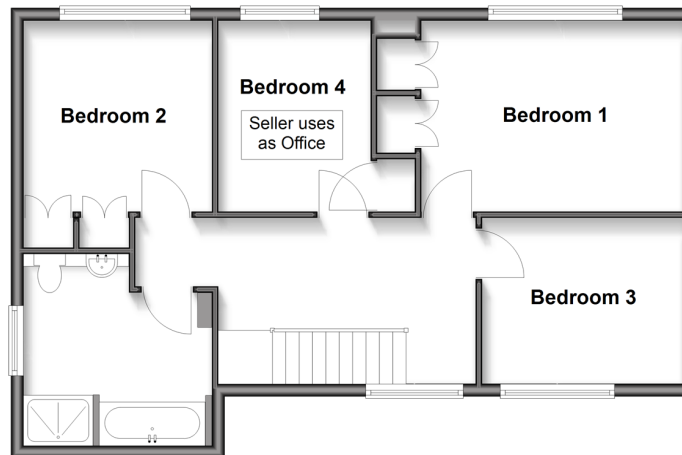
Ground Floor

Approx. 85.5 sq. metres (920.7 sq. feet)



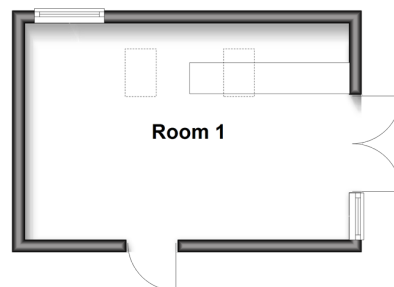
First Floor

Approx. 63.9 sq. metres (687.5 sq. feet)



Outbuilding

Approx. 17.8 sq. metres (192.0 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Shower Room

Lounge: 19'1 x 11'10 (5.82m x 3.61m)

Dining Area: 10'9 x 10'1 (3.28m x 3.08m)

Kitchen/Family Room: (L-shaped) 22'2 x 21'0 (6.76m x 6.41m) plus 9'10 x 9'10 (3.00m x 3.00m)

Utility Room: 9'7 x 5'2 (2.92m x 1.58m)

FIRST FLOOR

Landing

Bedroom 1: 13'4 up to fitted wardrobes x 9'11 (4.07m x 3.02m)

Bedroom 2: 10'0 x 9'11 up to fitted wardrobes (3.05m x 3.02m)

Bedroom 3: 10'3 x 8'9 (3.13m x 2.67m)

Bedroom 4: 9'11 x 8'0 (3.02m x 2.44m)

Bathroom

OUTBUILDING

Room 1 : 16'9 x 11'3 (5.11m x 3.43m)

OUTSIDE

Driveway

Front & Rear Gardens



Main features

- Enjoy the stunning leafy location of this beautifully presented home
- Bring the family together in the sociable kitchen/family room
- Relax in the spacious lounge with log burner
- Super sized bathroom with a bath & shower plus a ground floor shower room makes life easy
- Sunny rear garden with amazing tree view, patio, decking & bar - ideal for relaxing & entertaining



Nearest Schools

Primary Schools: Ditton C of E School 0.5 miles, Aylesford Primary 0.6 miles, St James the Great Primary School 1.1 miles. Secondary Schools: Aylesford School 0.6 miles, The Malling School 1.0 miles, St Simon Stock Catholic School 1.9 miles, Oakwood Park Grammar School approx 3 miles



Transport Information

Train Stations: East Malling 0.8 miles, Barming 0.8 miles, Aylesford 0.6 miles



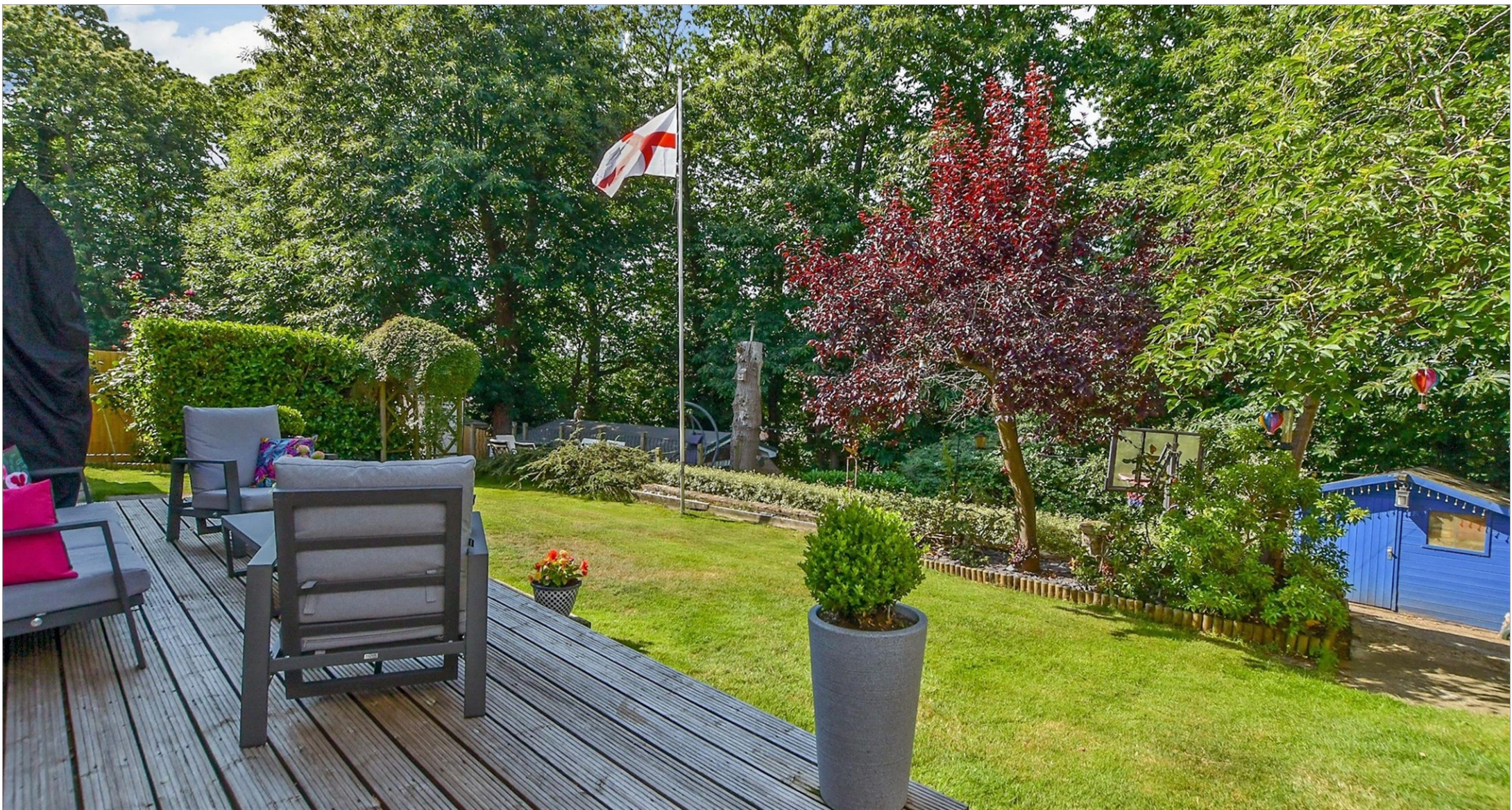
Address

Birch Crescent, 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



■ 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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