



**Price**  
**£270,000**

**Freehold**

3x  1x  1x 

**Milner Crescent,  
Aylesham, Canterbury,  
Kent, CT3**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- **Garage and 2 allocated parking spaces to the rear**
- **Amazing sunny rear garden**
- **Double storey extension to the rear**
- **Walking distance to all the local amenities including train station, shops and play parks**
- **Close to 'Good' ofsted rated primary school**

## Accommodation

### GROUND FLOOR

Entrance Porch  
 Entrance Lobby  
 Lounge: 12'7 x 11'10 (3.84m x 3.61m)  
 Utility Room: 10'8 x 7'3 (3.25m x 2.21m)  
 Kitchen/Diner: 13'3 x 11'9 (4.04m x 3.58m)  
 Bathroom

### FIRST FLOOR

Landing  
 Bedroom 1: 12'1 x 11'8 (3.69m x 3.56m)  
 Bedroom 2: 12'0 x 9'9 (3.66m x 2.97m)  
 Bedroom 3: 11'3 x 9'9 (3.43m x 2.97m)  
 Separate Toilet

### OUT BUILDING

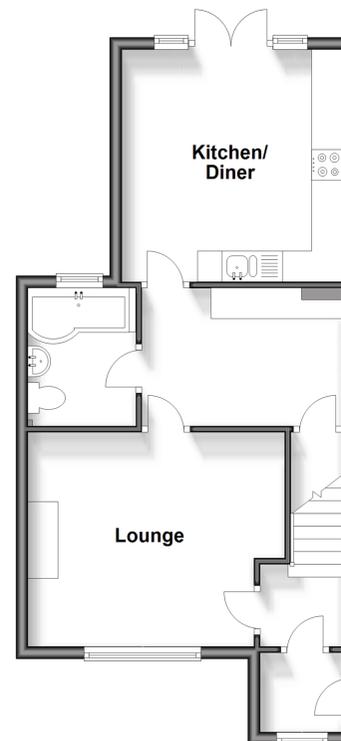
Garage

### OUTSIDE

Front Garden  
 Rear Garden  
 Allocated Parking Spaces x 2

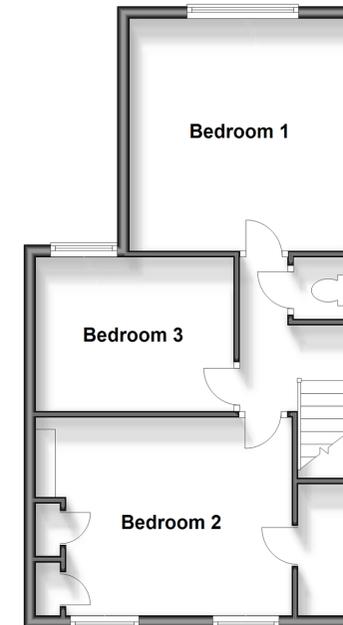
### Ground Floor

Approx. 46.4 sq. metres (499.5 sq. feet)



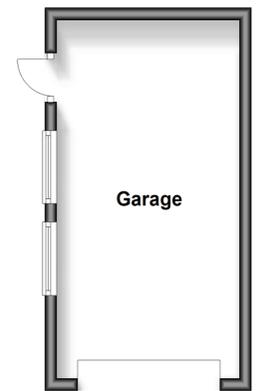
### First Floor

Approx. 44.5 sq. metres (479.2 sq. feet)



### Outbuilding

Approx. 17.8 sq. metres (192.1 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  
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



10348370/20240502/MW/MW