



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

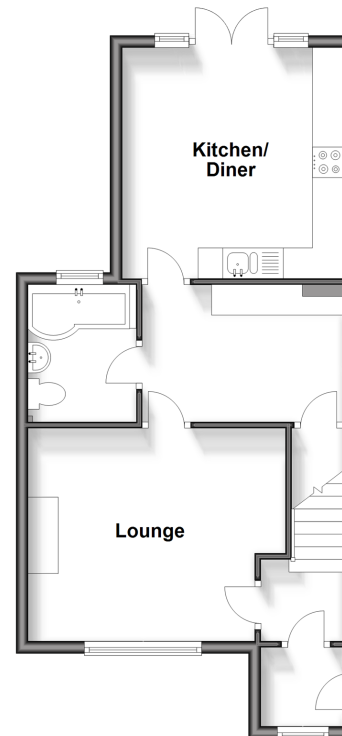
OUT BUILDING

Garage

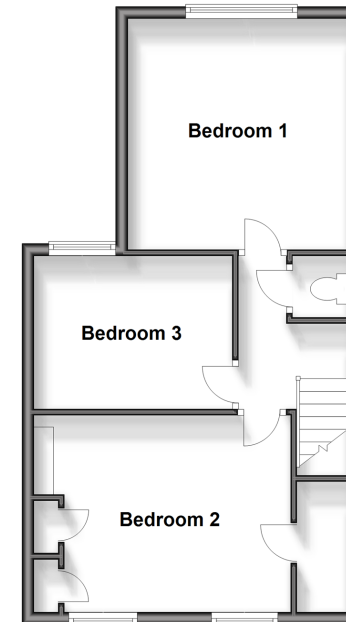
OUTSIDE

Front Garden
Rear Garden
Allocated Parking Spaces x 2

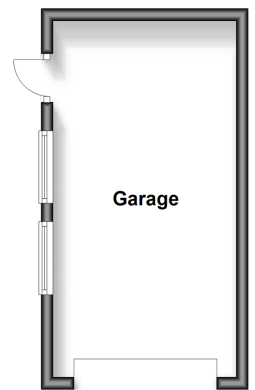
Ground Floor
Approx. 46.4 sq. metres (499.5 sq. feet)



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 ■ wardsofkent.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



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