



**Price**  
**£375,000**

**Freehold**

3x  1x  1x 

**The Ferns, Larkfield,  
Aylesford, Kent, ME20**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- **Enviably & sociable kitchen/dining area - ideal for entertaining**
- **Handy ground floor cloakroom for your convenience**
- **Relax in the nicely secluded garden**
- **Enjoy the peace & quiet of a select Close**
- **Great location to live with good schools, amenities & transport links**

## Accommodation

### GROUND FLOOR

Entrance Hall  
Cloakroom  
Lounge: 19'10 up to bay x 11'1 (6.05m x 3.38m)  
Dining Area: 19'4 x 9'10 (5.90m x 3.00m)  
Kitchen: 9'8 x 8'4 (2.95m x 2.54m)  
Ancillary Room (Former Garage): 18'10 x 8'8 (5.74m x 2.64m)

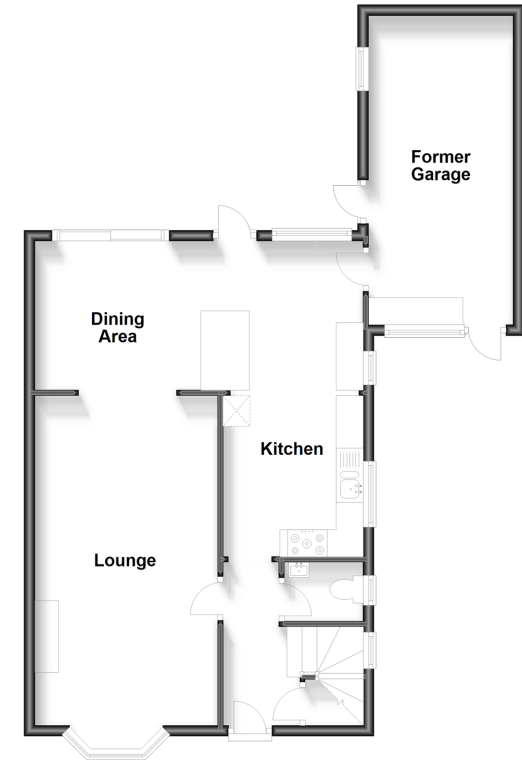
### FIRST FLOOR

Landing  
Bedroom 1: 11'5 x 10'9 into fitted wardrobes (3.48m x 3.28m)  
Bedroom 2: 10'10 x 8'3 (3.30m x 2.52m)  
Bedroom 3: 8'9 (2.67m) x 7'10 (2.39m) narrowing to 6'11 (2.11m)  
Bathroom

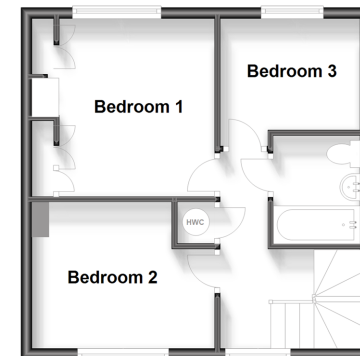
### OUTSIDE

Driveway  
Front & Rear Gardens  
Shed

**Ground Floor**  
Approx. 69.2 sq. metres (745.3 sq. feet)



**First Floor**  
Approx. 36.9 sq. metres (396.7 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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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