



**Price**  
**£400,000**

**Freehold**

3x  2x  2x 

**Spruce Close, Larkfield,  
Aylesford, Kent, ME20**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Extended & well presented throughout
- Handy ground floor shower room
- Garden cabin with air conditioning - perfect for home working
- Relax in the private & secluded garden
- Well reputed schools, shops & commuter links within easy reach

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 19'11 x 10'9 (6.07m x 3.28m)

Kitchen: 13'7 x 8'0 (4.14m x 2.44m)

Dining Room: 23'6 x 8'7 (7.17m x 2.62m)

Shower Room 1

### FIRST FLOOR

Landing

Bedroom 1: 10'2 x 10'1 (3.10m x 3.08m)

Bedroom 2: 10'2 x 8'10 (3.10m x 2.69m)

Bedroom 3: 8'9 x 7'1 (2.67m x 2.16m)

Shower Room 2

### OUTSIDE

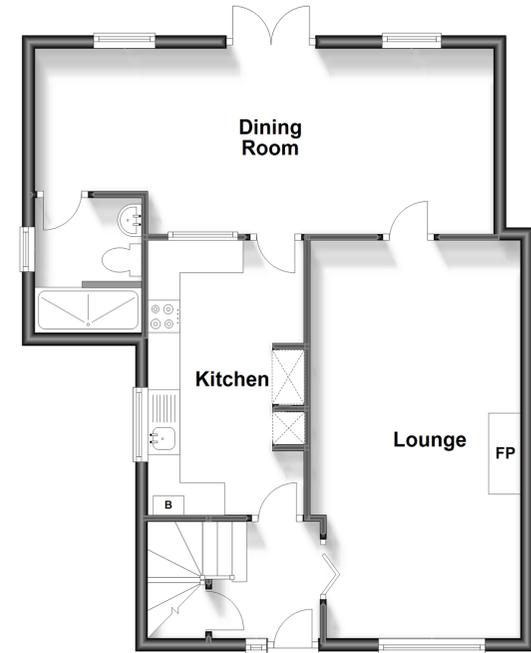
Driveway

Rear Garden

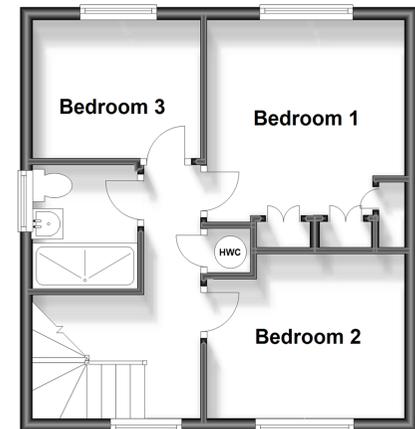
Cabin with Air Conditioning: 12'4 x 9'2 (3.76m x 2.80m)

Outbuilding

**Ground Floor**  
Approx. 59.7 sq. metres (642.4 sq. feet)



**First Floor**  
Approx. 35.8 sq. metres (385.9 sq. feet)



**Call Larkfield - 01732 847877 ■ [wardsof Kent.co.uk](http://wardsof Kent.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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