



Price
£375,000

Freehold

3x  2x  2x 

**Cobdown Close, Ditton,
Aylesford, Kent, ME20**

OVER 60?

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

Wards
Helping you move forwards



Main features

- **Extended & well presented throughout**
- **The study is currently being used as a bedroom offering great flexibility**
- **Handy ground floor shower room**
- **Private & secluded rear garden to enjoy**
- **Commuting is a breeze with good transport links by road & rail**

Accommodation

GROUND FLOOR

Entrance Porch
Entrance Hall
Lounge: 12'6 x 11'1 (3.81m x 3.38m)
Kitchen: 11'2 x 8'0 (3.41m x 2.44m)
Dining Area: 10'1 x 9'0 (3.08m x 2.75m)
Study - Used As A Bedroom: 20'6 (6.25m) x 9'0 (2.75m) narrowing to 4'10 (1.47m)
Shower Room
Utility Room

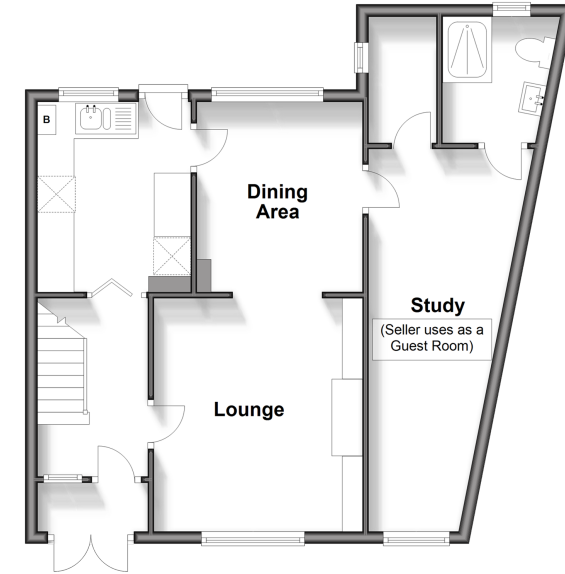
FIRST FLOOR

Landing
Bedroom 1: 12'5 x 9'5 (3.79m x 2.87m)
Bedroom 2: 10'2 x 8'0 up to door well (3.10m x 2.44m)
Bedroom 3: 9'6 into door well x 7'8 (2.90m x 2.34m)
Bathroom

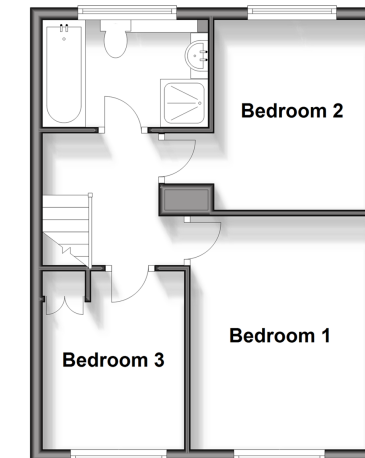
OUTSIDE

Driveway
Front & Rear Gardens
Workshop/Outbuilding: 9'3 x 8'11 (2.82m x 2.72m)

Ground Floor
Approx. 57.8 sq. metres (622.0 sq. feet)



First Floor
Approx. 37.1 sq. metres (399.0 sq. feet)



Call Larkfield - 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 59% less, by purchasing a Lifetime Lease.



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