

**OVER 60?**

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



**Price**

**£675,000**

**Freehold**

3x  1x  2x 

Pratling Street, Aylesford, Kent, ME20

*Wards*

Helping you move forwards

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 20'2 x 15'8 (6.15m x 4.78m)

Kitchen/Breakfast Room: 12'2 x 11'10 (3.71m x 3.61m)

Utility Room: 7'7 x 7'7 (2.31m x 2.31m)

Cloakroom

Dining Room: 11'11 x 11'9 (3.63m x 3.58m)

Bedroom 1: 11'11 x 11'9 (3.63m x 3.58m)

Bedroom 2: 11'10 x 11'9 (3.61m x 3.58m)

Bedroom 3: 11'10 x 5'8 (3.61m x 1.73m)

Wet Room: 11'10 x 5'7 (3.61m x 1.70m)

### OUTBUILDING

Double Garage

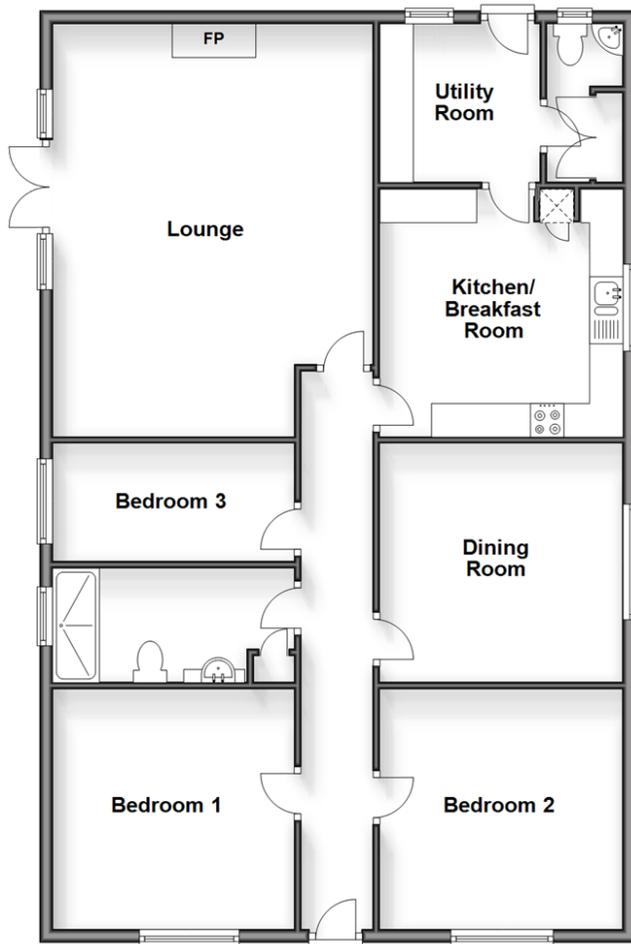
### OUTSIDE

Driveway

Front, Side & Rear Gardens

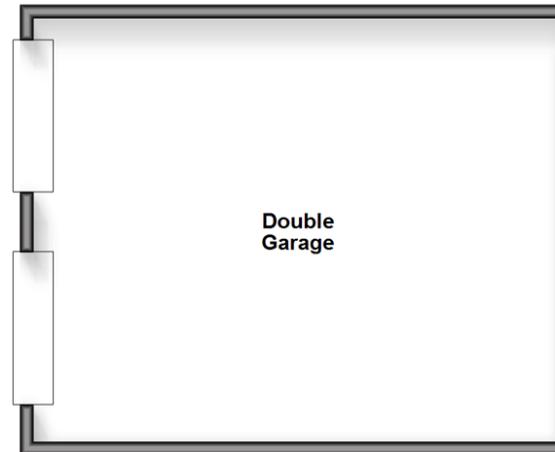
### Ground Floor

Approx. 115.1 sq. metres (1238.6 sq. feet)



### Outbuilding

Approx. 49.8 sq. metres (535.5 sq. feet)





## Main features

- Planning permission granted to extend into the first floor - TM/22/00140/fl
- Planning permission granted to erect a detached bungalow on the substantial plot- TM/23/00837/fl
- Beautiful panoramic views of vineyards and farmland to enjoy
- Double garage & driveway for multiple vehicles
- Chain Free to make life easier



### Nearest Schools

Primary Schools: St Peter's C of E Primary 0.9 miles, St Mark's C of E Primary, Eccles 1.0 miles, Burham C of E Primary 1.4 miles. Secondary Schools: Aylesford School 1.7 miles, The Maplesden Noakes School 2.2 miles, Maidstone Grammar School for Girls 2.2 miles



### Transport Information

Train Stations: Aylesford 1.6 miles, New Hythe 1.9 miles, Barming 2.1 miles



### Address

Pratling Street, Aylesford, Kent, ME20



### Directions

For directions to this property please contact us.



**Wards**  
Helping you move forwards

Call Larkfield Branch 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.

EPC RATING	CURRENT:	POTENTIAL:

12935030/20240422/CK/JT