



**Guide Price**  
**£459,000**

**Freehold**

4x  3x  1x 

**Robson Drive,  
Aylesford, Kent, ME20**

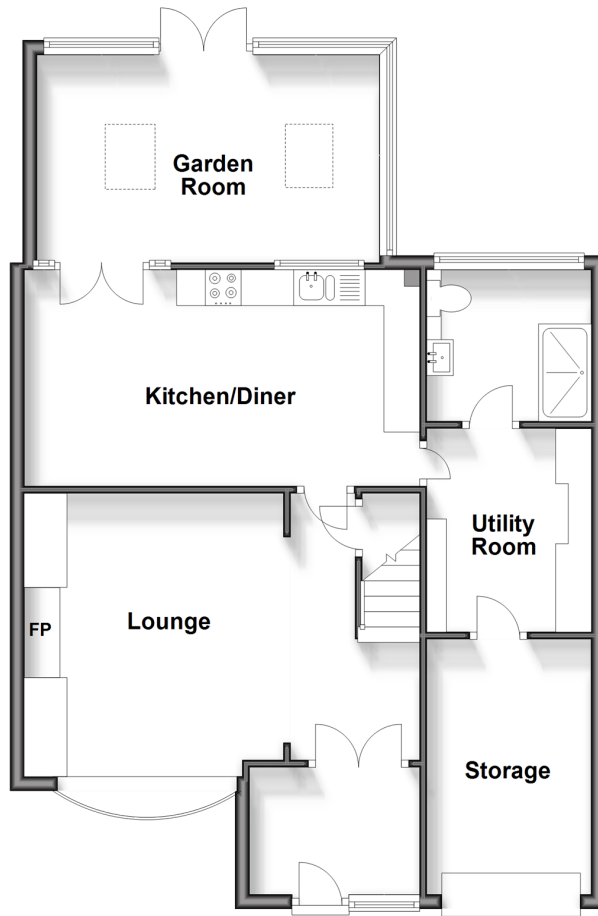
**OVER 60?**

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

*Wards*  
Helping you move forwards

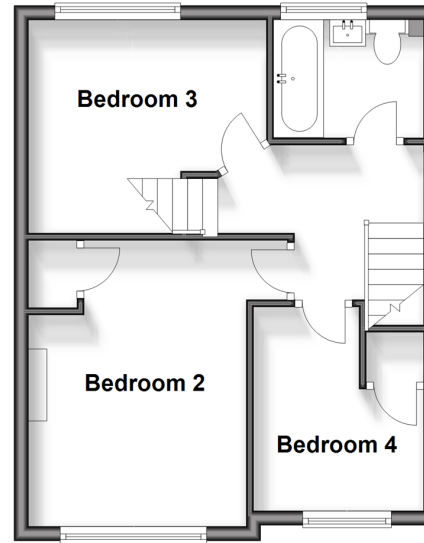
## Ground Floor

Approx. 78.2 sq. metres (842.1 sq. feet)



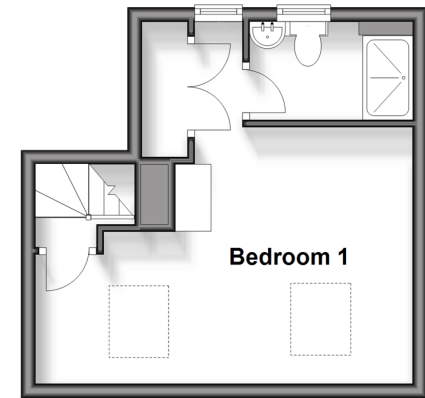
## First Floor

Approx. 38.1 sq. metres (410.6 sq. feet)



## Second Floor

Approx. 23.4 sq. metres (251.7 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Porch

Lounge: 14'7 x 11'10 (4.45m x 3.61m)

Kitchen/Diner: 18'2 x 9'9 (5.54m x 2.97m)

Garden Room: 15'9 x 9'6 (4.80m x 2.90m)

Utility Room: 9'4 x 7'5 (2.85m x 2.26m)

Shower Room

### FIRST FLOOR

Landing

Bedroom 2: 12'10 x 9'10 (3.91m x 3.00m)

Bedroom 3: 11'0 x 10'7 (3.36m x 3.23m)

Bedroom 4: 9'0 x 7'10 (2.75m x 2.39m)

Bathroom

### SECOND FLOOR

Bedroom 1: 17'3 x 11'8 (5.26m x 3.56m)

En-Suite Shower Room

### OUTSIDE

Driveway

Storage

Rear Garden





## Main features

- Extended & very well presented throughout
- Sociable kitchen/diner - perfect for today's lifestyle
- Useful ground floor shower room & an en-suite shower room adds a touch of luxury
- Lovely sunny & secluded garden
- Excellent transport links with rail stations & access to the M20 within easy reach



### Nearest Schools

Primary Schools: Aylesford Primary 0.3 miles, Ditton C of E Junior School 0.7 miles, St James the Great Primary and Nursery School 1.3 miles. Secondary Schools: Aylesford School 0.3 miles, The Malling School 1.9 miles, Bower Grove School 2.5 miles



### Transport Information

Train Stations: Aylesford 0.4 miles, Snodland 2.0 miles, West Malling 2.1 miles



### Address

Robson Drive, 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.



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