



69, The Avenue, Aylesford, ME20 7LF  
Offers In Excess Of £425,000

## About this property.....

SALE AGREED PRIOR TO MARKETING

Nestled on The Avenue in Aylesford, this semi detached house presents an excellent opportunity for families seeking a welcoming home. Boasting three well proportioned bedrooms, this property is just a short stroll from an outstanding rated primary school, making it an ideal choice for those with children.

The current owner has thoughtfully remodelled and updated the home, creating a layout that is both functional and appealing. The spacious living area provides ample space for relaxation and entertaining. A large conservatory extends the living space, allowing natural light to flood in and offering a delightful view of the westerly facing rear garden.

The property features a convenient downstairs cloakroom and a cosy log burning stove, perfect for those chilly evenings. Additionally, there is further potential to extend into the loft space, allowing for future growth and personalisation.

Outside, the ample driveway provides off-road parking, while the impressive 35ft long garage includes a large workshop, catering to those with hobbies or requiring extra storage. The rear garden, with its westerly aspect, is a lovely space for outdoor activities and enjoying the sunshine.

This lovely family home combines modern comforts with the potential for further enhancement, making it a must-see for prospective buyers. Don't miss the chance to make this delightful property your own.

## Situation.....

Greenacres is a well-established residential development built in the 1960s, primarily featuring semi-detached family homes. A small row of local shops, including takeaways, hairdressers, and a convenience store, adds to the area's convenience.

Families are well-placed for education, with an Ofsted Outstanding-rated primary school and a Good-rated secondary school nearby on Teapot Lane. Just under a mile away, Aylesford village offers a rich blend of history, dining, and characterful pubs. Our top pick is The Little Gem, a traditional alehouse with roots tracing back to the 1100s. The Chequers, a timber-framed pub dating from 1511, serves excellent food and boasts a picturesque riverside terrace. For something more contemporary, The Hengist offers Instagram-worthy cocktails and fine dining.

Shopping options are plentiful, with an M&S Foodhall, Sainsbury's, Aldi, and Lidl all within easy reach. Commuters benefit from London services via Aylesford station, just a 10-minute walk away, with connections at Strood. Alternatively, Ebbsfleet International is around 24 minutes (17 miles) by car, offering high-speed trains to London St Pancras in just 18 minutes. Excellent road links via the M2 and M20 make travel effortless.

For even more amenities, Maidstone, the County Town, is only 4 miles away, providing an extensive range of shopping, education, and leisure facilities.











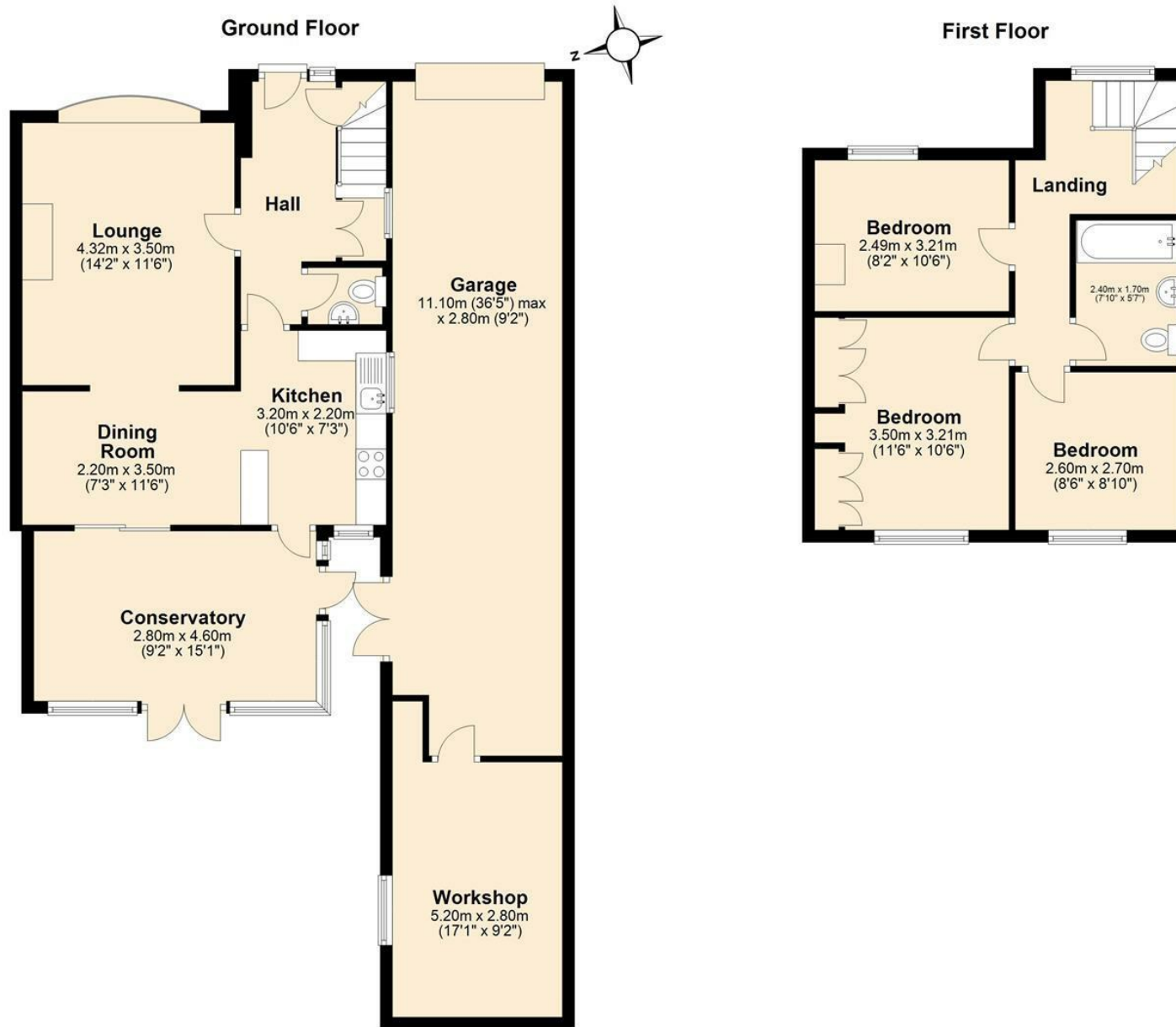
## What the owner says.....

We will always cherish our time in The Avenue. It has been really convenient for us as a family to have quick access to public transport, local shops, supermarkets, cafes, lovely countryside walks on our doorstep with the dog, and the breath-taking village of Aylesford a short walk away. We made our house a home by completing a full renovation in 2021, adding cosy features such as the log burner which is a great hit for entertaining in the winter months. We loved hosting here, with the large conservatory and open plan kitchen making it possible. The huge garage has enabled us to fulfill our hobbies and run a business from home. We have many lovely memories here and are sad to leave, but we hope that the enjoyment will continue with new owners.





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## Agents Notes

Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested.



