



75, The Avenue, Aylesford, ME20 7LF
£365,000

About this property.....

If you are looking for a spacious family home on a generous plot, then this could be the property for you. Situated in the sought after 'Greenacres' development, this property currently has a single-storey rear extension that houses a large separate dining room but there is potential to square it off and open it up to create a large open-plan kitchen-dining room, as well as the potential for a loft conversion to create a large principle bedroom with en-suite (subject to planning). Externally there is a generous rear garden, a garage and ample parking. The nearby M&S, Costa and Nandos are ideal for families and you can walk the kids to the local primary and secondary schools in just 13 minutes. Commuters will enjoy the short 15 minute walk to Aylesford station which has journey times to St Pancras of under 1 hour or a 17 minute walk to Barming station which has journey times to Victoria in just over 1 hour. Properties in this location tend to get snapped up quickly so we recommend an early viewing.

Situation.....

Greenacres is an established Residential development built in the early 1960's just outside of Aylesford Village. The Village has a great community spirit, some really interesting historic properties and many places to eat and drink! Our favourite eatery has to be The Hengist; a recently refurbished restaurant, bar and brasserie with a lovely al-fresco terrace. The Chequers is a more traditional pub which serves food and has a wonderful riverside terrace. You can also enjoy a light bite inside or outside at The Village Pantry, or at weekends for a friendly and cosy meal Sherlocks is worth a try, or perhaps a pint and a bite to eat in The Bush, public house. There are lovely riverside walks, walks through the neighbouring farmland and just on the edge of the village is The Friars; an ancient religious house open to the public with a cafe, farmers market and peaceful gardens. There is a small primary school in the centre of the village and further primary school just outside the village, both of which were rated as good in the latest Ofsted report as well as a secondary school in the wider Aylesford area. You are spoilt for choice when it comes to shopping, with an M & S foodstore, Sainsburys and an Aldi just up the road. Commuters are well served with London services (changing at Strood) from Aylesford station and you've got access to both the M2 and M20 nearby. If this isn't enough then the County Town of Maidstone is just 4 miles away and has a multitude of retail, educational and recreational facilities.







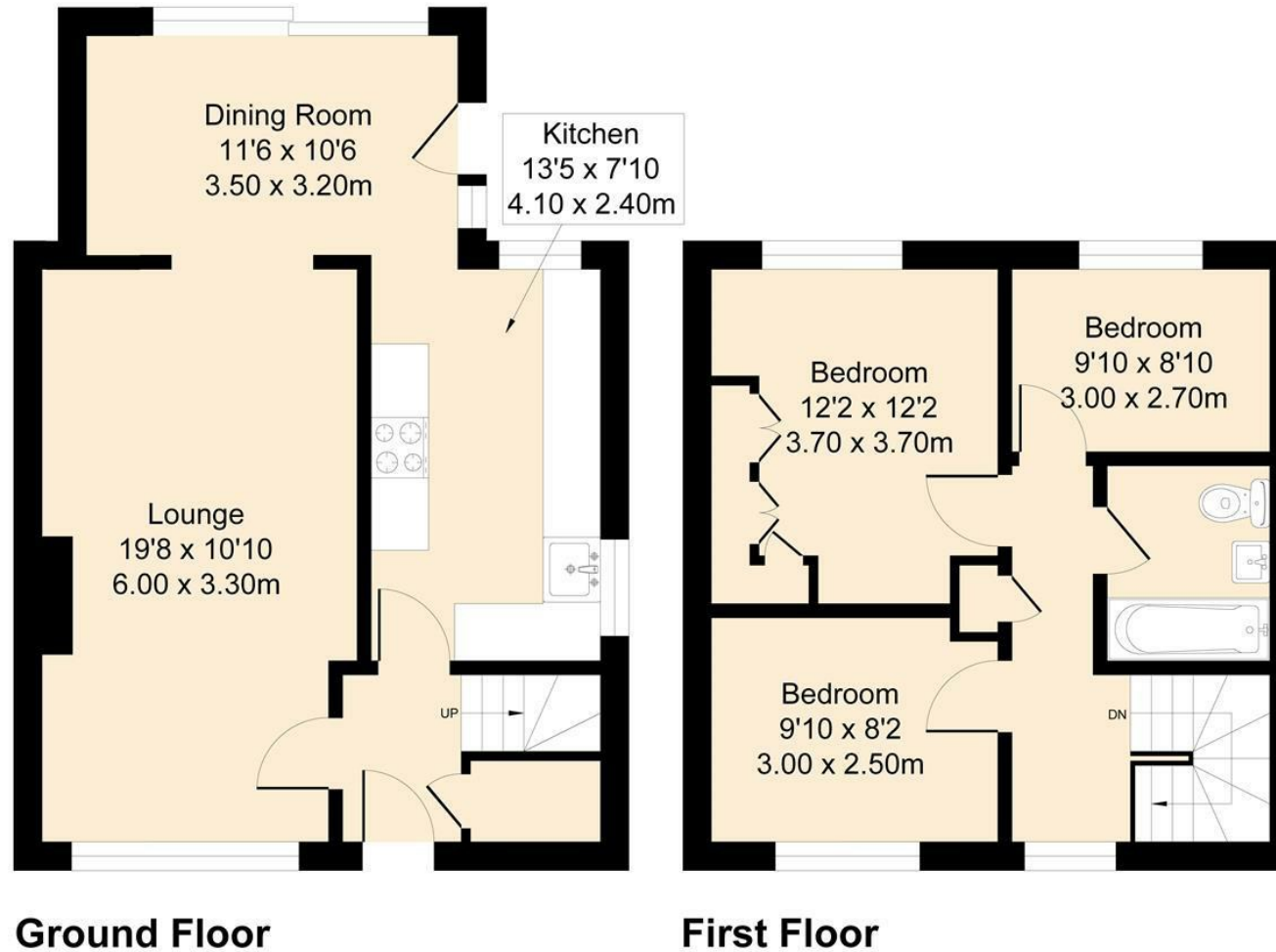


What the owner says.....

We have been here since 2006 and seen both our children grow up in this house which is perfect for a younger, growing family with plenty of room and the potential to expand the living space. The location provides a great balance between living outside a major town yet near enough to enjoy the peace and quiet of the countryside. Good schools within a 5-minute walk and play park on the estate, ensure it's a safe and friendly place to bring up children. It has been a great place for entertaining all year round and really comes into its own in the summer for BBQs with plenty of space for adults and children.

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Approximate Gross Internal Area
839 sq ft - 78 sq m



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.



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