



66, The Avenue, Aylesford, ME20 7LE
Offers In Excess Of £400,000

About this property.....

Open Day Saturday 2nd August - By Appointment Only

Located in the desirable Greenacres area of Aylesford and just 350m from an outstanding Ofsted rated primary school, this chain free, semi-detached house presents an excellent opportunity for those seeking a family home with potential.

Generously extended on the ground floor, the spacious living-dining-kitchen area is perfect for growing families and everyday family life. Adding bi-folding doors out onto the garden would create a wonderful space for relaxation and entertaining.

With three well-proportioned bedrooms, it is ideal for families or those looking to accommodate guests. The property also includes two bathrooms, one of which is conveniently located on the ground floor.

Outside, the 40ft rear garden is a bit of a blank canvas offering the chance to create a delightful outdoor space. The property also benefits from a garage and a driveway, providing parking for up to three vehicles.

While the house is in need of updating, it presents a fantastic opportunity for buyers to personalise and enhance the space to their liking. Being chain-free adds to the appeal, allowing for a smoother transition into your new home.

Don't miss the chance to make it your own in this lovely part of Aylesford.

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.



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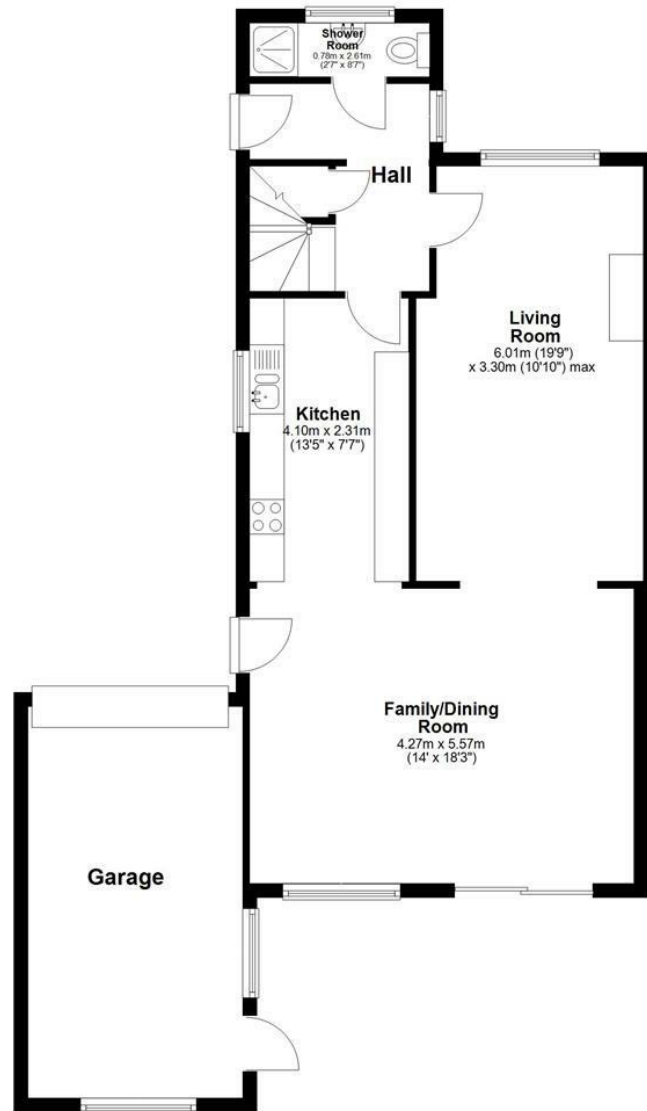


What the owner says.....

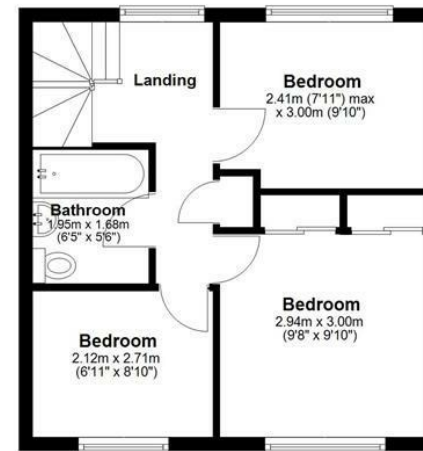
My parents moved into this house back in the early 1960s when the house was nearly new. it has been a lovely family home for over 60 years so hopefully the new owners will love the house and live here happily for many years too, as we have.

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Ground Floor



First Floor



Total area: approx. 116.2 sq. metres (1251.1 sq. feet)

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.



