



30, Mackenders Close, Eccles, Aylesford, ME20 7JE
£425,000

About this property.....

Nestled in a quiet close, this spacious and versatile chain free property offers far more than meets the eye. Boasting a substantial extension, the home currently features three generous bedrooms with the exciting potential to create a fourth downstairs—ideal for growing families or multi-generational living.

Step inside via the welcoming porchway and discover not one, but two generous lounges, ideal for both relaxed family living and entertaining. The heart of the home is the large open-plan kitchen diner, offering a fantastic social space that flows beautifully into the rest of the ground floor. A downstairs wet room adds convenience, while the upstairs bathroom serves the 3 bedrooms.

Outside, the rear garden is a true highlight, complete with a gate leading directly into the local park—a dream for dog walkers, those with children, or anyone who loves green space. The driveway provides ample parking for around five cars, a rare find in such a peaceful location.

While the property would benefit from some modernisation, it presents a fantastic opportunity to create a truly bespoke family home in a sought-after setting. A must-see for buyers seeking space, versatility, and potential in equal measure!

Situation.....

If you have a soft spot for tranquil countryside strolls, Eccles is the perfect village for you. Discover Neolithic stones at Kits Coty or take in the idyllic Chapel Down vineyards on your leisurely walk. Cap off your excursion with a stop at the dog-friendly village pub, The Red Bull.

Just beyond the village lies The Friars, an ancient religious house open to visitors and offering a serene garden, cafe, and farmers market. If you have young children and prefer a village school, St. Marks primary school is a mere stone's throw away, boasting a Good rating in the latest Ofsted inspection and serving around 130 pupils. Local amenities include a village shop with postal services.

For commuters, the M2 at the top of nearby Blue Bell Hill or the M20 at the bottom are easily accessible. Eccles village is a mere 20-minute drive (16 miles) from Ebbsfleet International Station, offering frequent trains to London St. Pancras in as little as 19 minutes.











What the owner says.....

The property has only ever been occupied by one family from new and has been occupied and loved, by three generations.

The location, which backs onto playing fields, is great for families with children, who will love the easy, safe access to the open spaces and activities.

The quiet location, in a cul-de-sac is ideal for those who like roam the countryside, there are many pathways and byways to connect to all of the close by villages and up on to the North Downs. Likewise the local shop, pub and school are easily accessed and are only a short walk away.

The property was extended by my father, a master builder, in the 1980's and the lower floor was used for several years as a granny annex.

The large front garden was turned into a driveway, where the complete family could all park their cars, safely off road with plenty of space to manoeuvre with ease. The rear South facing garden and patio area, which is not at all overlooked, was used for family gatherings and relaxing at the weekends.

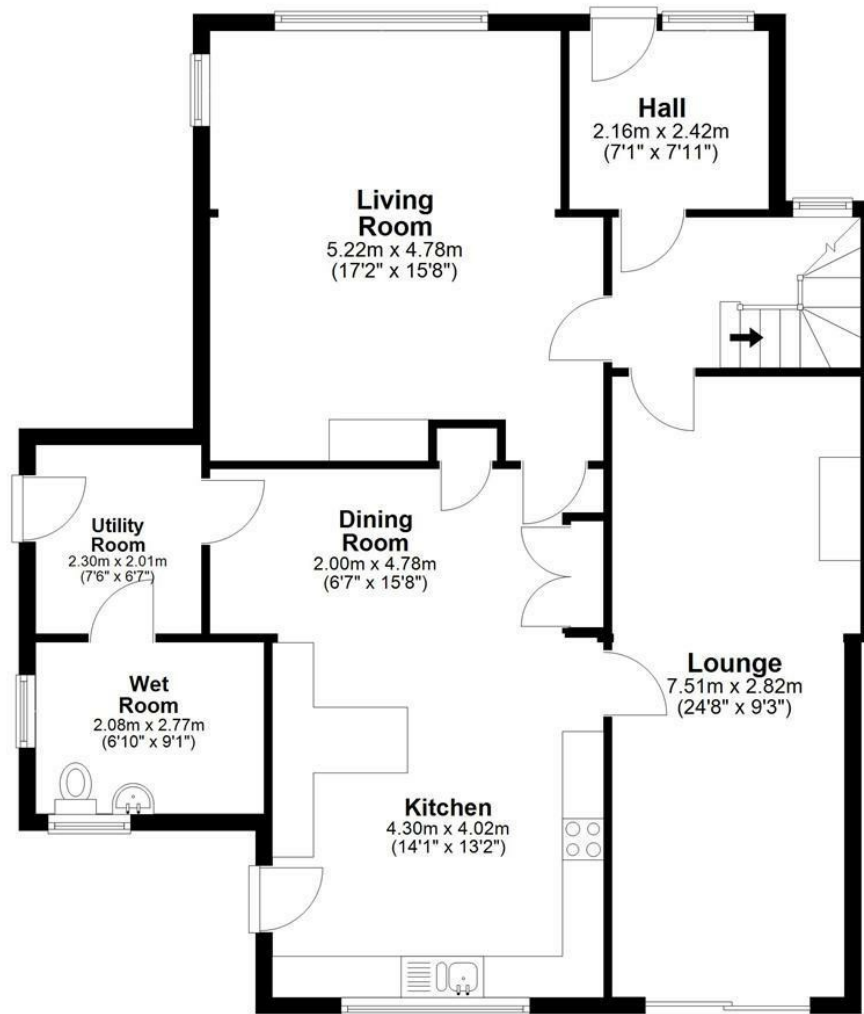
This home has provided us with a happy, safe family environment to live in, with lots of friendly neighbours, many of whom have become long standing friends, we will be sad to have to sell this lovely home, but needs must!



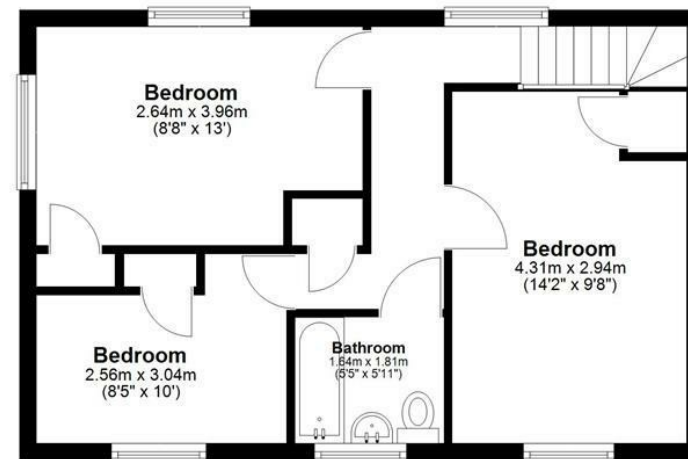


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Ground Floor



First Floor



Total area: approx. 136.6 sq. metres (1470.3 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.



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