



1A, Elm Walk, Aylesford, ME20 7LR  
£410,000



## About this property.....

3 Bedroom Family Home on Sought After Greenacres Development.

Perfectly positioned for FAMILY LIVING, this delightful THREE-BEDROOM SEMI-DETACHED HOME is just STEPS AWAY from the OUTSTANDING PRIMARY SCHOOL and HIGHLY REGARDED SECONDARY SCHOOL.

Step inside to a BRIGHT AND SPACIOUS ENTRANCE HALL, setting the tone for the stylish interiors beyond. The OPEN-PLAN LIVING AND DINING AREA spans the width of the property, bathed in NATURAL LIGHT and featuring FRENCH DOORS LEADING OUT TO THE GARDEN - perfect for indoor-outdoor living. The MODERN KITCHEN is well-appointed, offering both PRACTICALITY and STYLE, while a convenient CLOAKROOM completes the ground floor.

Upstairs, the home boasts THREE WELL-PROPORTIONED BEDROOMS, ideal for a GROWING FAMILY, along with a CONTEMPORARY FAMILY BATHROOM designed for comfort and relaxation.

Outside, a PRIVATE DRIVEWAY to the front provides ample parking, with GATED ACCESS leading to the DETACHED GARAGE. The property enjoys both front and rear gardens, offering space for CHILDREN TO PLAY, summer entertaining, or simply unwinding.

## Situation.....

Greenacres is located just under a mile from Aylesford village, which boasts an array of interesting historical sites, restaurants, and bars. Our top pick is The Little Gem, a traditional alehouse dating back to the 1100s. We also love The Chequers, a timber framed pub dating from 1511 that serves great food and boasts a stunning riverside terrace, alternatively you can Instagram worthy cocktails and fine dining at the Hengist. Outdoor enthusiasts can explore the lovely riverside walks or nearby farmland, as well as visit The Friars - an ancient religious house featuring a café, farmers market, and serene gardens. For a unique getaway, the nearby award-winning Kits Coty Glamping is a must-visit. This property is also located just around the corner from an Ofsted-rated Outstanding primary and Good secondary school. When it comes to shopping, the options are abundant with an M & S foodstore, Sainsburys, Aldi, and Lidl just up the road. Commuters are well-served with London services (changing at Strood) from Aylesford station, which is a brief 10-minute walk away or alternatively Ebbsfleet International is around 24 minutes (17 miles) away by car and has frequent high-speed trains into London St Pancras in 18 minutes. Additionally, easy access to both the M2 and M20 makes commuting a breeze. For even more amenities, the County Town of Maidstone is just 4 miles away, offering a wide range of retail, educational, and recreational facilities.













## What the owner says.....

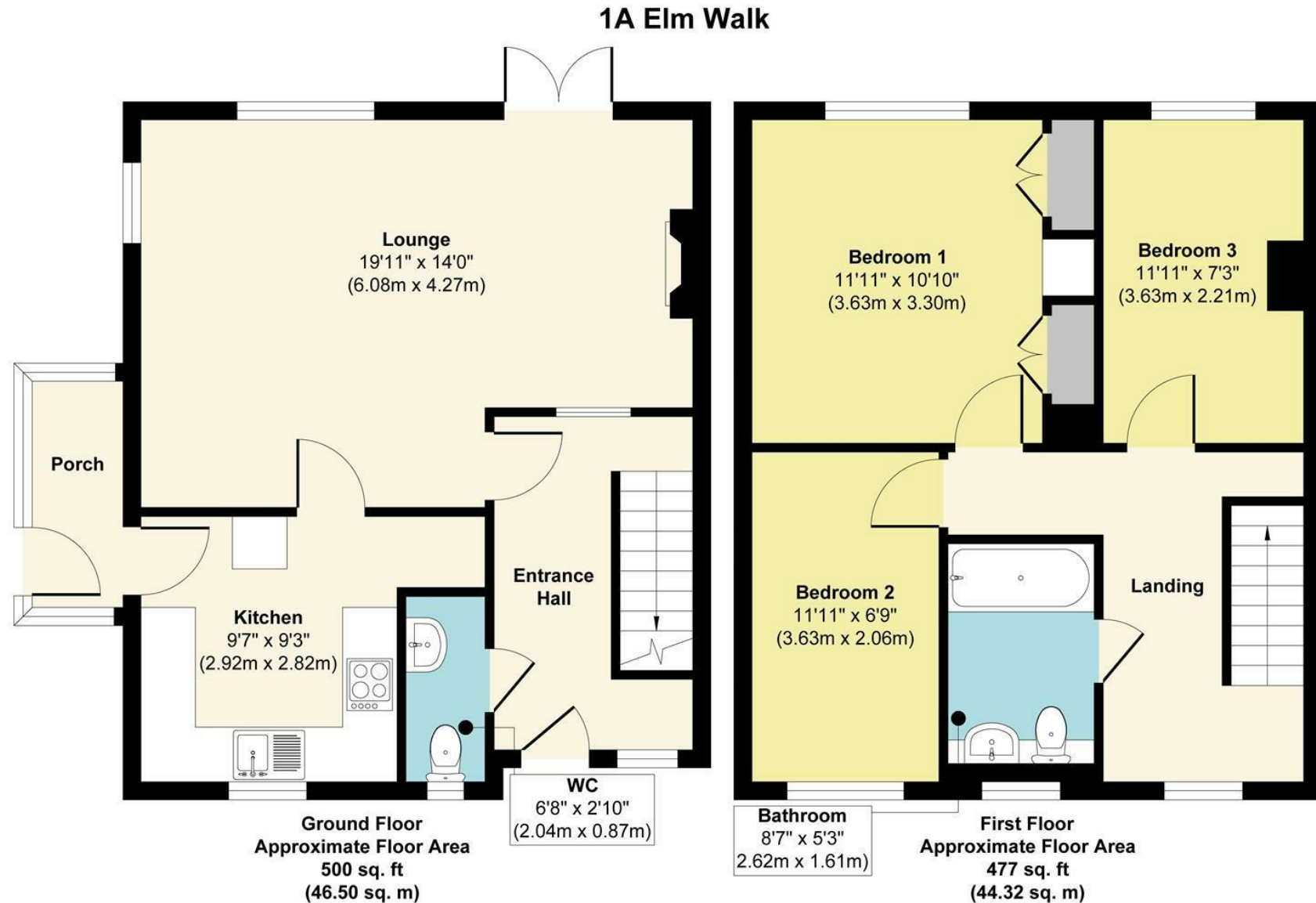
We have lived on Elm Walk for the past 8 years. We bought the house as a couple but as our family has grown we have decided it is time to move on. The location of the house is perfect for local amenities such as shops, parks and the local outstanding Ofsted rated primary school just minutes away. We also have good transport links to the motorway, Aylesford and West Malling station. We have friendly and helpful neighbours who we shall miss.







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**Approx. Gross Internal Floor Area 977 sq. ft / 90.82 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

**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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