



28, The Avenue, Aylesford, ME20 7LE  
£435,000



## About this property.....

This extended and beautifully presented three-bedroom semi-detached home is set within the highly sought-after Greenacres development.

Thoughtfully extended across the rear, it boasts a stunning open-plan living, dining and kitchen space that forms the heart of the home, complemented by a welcoming and spacious entrance hall and a convenient downstairs cloakroom. Upstairs, three well-proportioned bedrooms are served by a sleek contemporary shower room.

The landscaped rear garden offers a private retreat, not overlooked, and features a large cabin ideal for a home office, gym or studio. A garage and driveway provide excellent parking, while the property's location places it within close proximity to an Ofsted Outstanding-rated primary school, making it an exceptional choice for families.

We expect this home to be very popular so contact us to arrange your viewing before you miss out.

## 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.....

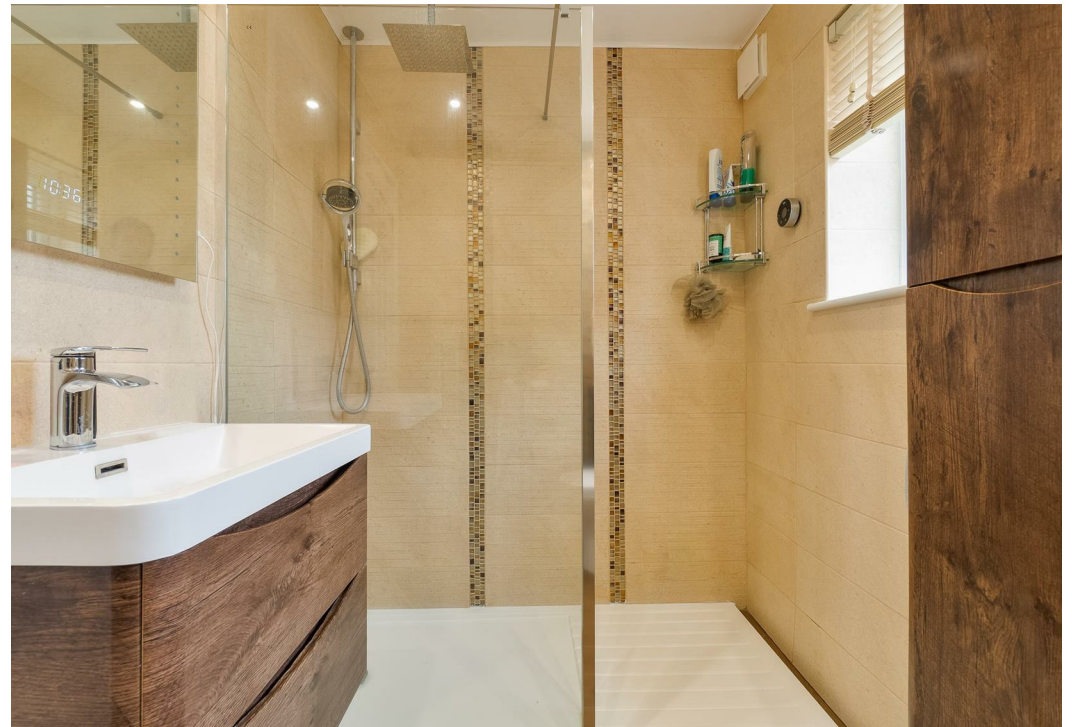
I will forever have fond memories from the last 16 years living in this property. After being born and spending my childhood living on Greenacres, I had moved away but came back to the estate to be close to my parents, who lived on Greenacres since 1961, testament to the area's popularity.

This lovely home has provide us with a happy, safe environment to live in, with lots of friendly residents and with the added bonus of not being overlooked, a factor I treasure, and whilst I will be sad to leave, the next adventure in life lies ahead!











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# Floor Plans to Follow

**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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