

# Bluebell

ESTATES



49, The Avenue, Aylesford, ME20 7LQ  
Offers In Excess Of £475,000



## About this property.....

A beautifully modernised, chain-free home that has been thoughtfully extended and remodelled, set on the highly sought-after Greenacres development in Aylesford.

This impressive property has been redesigned to provide bright, flowing and energy-efficient living spaces. The welcoming entrance hall leads to a contemporary kitchen that opens seamlessly into a light-filled, sociable kitchen-dining space, complete with central island and breakfast bar—perfect for entertaining and everyday family life.

A spacious family living room with a working fireplace offers a warm and inviting retreat, while a useful cloakroom completes the ground floor.

Upstairs, the first floor features four generous bedrooms and two bathrooms, one of which offers an opportunity for replacement or redesign.

Externally, the property boasts a generous south-westerly facing garden, along with a garage and driveway providing parking for multiple vehicles, including a dedicated EV charger. Further benefits include solar panels for improved energy efficiency and a recently installed boiler, adding to the home's long-term appeal.

This is a superb, chain-free opportunity within one of Aylesford's most desirable and well-connected residential developments.

## 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.



4



1



2



















## What the owner says.....

We've spent the past five years lovingly renovating the downstairs of our home, creating a space where we've cherished watching our children grow. With both primary and secondary schools just a stone's throw away, our mornings have been wonderfully stress-free, and the friendly, welcoming neighbourhood has made every gathering — and there have been many — even more enjoyable.

Though we're sad to leave this house and Aylesford village behind, we do so with fond memories as we look forward to our next adventure.











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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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