BLUEBELL ESTATES

6, The Bounds, Aylesford, ME20 7LZ

£375,000

An extended 3 bedroom semi-detached family home over 3 storeys with long rear garden on this sought after development.

- Extended 3 Bedroom Semi-Detached Family Home
- Master Bedroom and En-suite on the Top Floor
- 2 Bedrooms, Study/Nursery and Family Bathroom on the Middle Floor
- Living Room, Kitchen, Conservatory and Cloakroom on the Ground Floor
- Rear Garden IRO 100ft Long
- Garage and Driveway For Around 3 Cars
- 800m to Nearest Primary and Secondary School
- 1200m Walking Distance to Aylesford Station

If you are looking for a spacious family home close to local shops and schools with a large garden and room to extend (stp) then look no further. This semi-detached property already benefits from a loft conversion which added a master bedroom and en-suite but could be ripe for perhaps a ground floor extension to create a large open plan kitchen-dining-family space, perhaps with bi-folding doors to the rear garden subject to the usual consents of course. It would mean losing the conservatory but the garden is easily big enough to accommodate a large extension without feeling small being around 100ft in length. You'll have no worries about parking as the drive could accommodate 3 cars and could be extended further into the front garden if needed. This pleasantly situated home really must be seen to fully appreciate the scope it offers so for more information or to arrange a viewing please contact us on 01622 717500.

Situation

We love Aylesford village. How can you not? It has a great community spirit, some really interesting historic properties and many places to eat and drink! Our favourite eatery has to be The Hengist; a recently refurbished restaurant, bar and brasserie with a lovely al-fresco terrace. The Chequers is a more traditional pub which serves food and has a wonderful riverside terrace. You can also enjoy a light bite inside or outside at The Village Pantry, or at weekends for a friendly and cosy meal Sherlocks is worth a try, or perhaps a pint and a bite to eat in The Bush, public house. There are lovely riverside walks, walks through the neighbouring farmland and just on the edge of the village is The Friars; an ancient religious house open to the public with a cafe, farmers market and peaceful gardens. There is a small primary school in the centre of the village and further primary school just outside the village, both of which were rated as good in the latest Ofsted report as well as a secondary school in the wider Aylesford area. You are spoilt for choice when it comes to shopping, with an M & S foodstore, Sainsburys and an Aldi just up the road. Commuters are well served with London services (changing at Strood) from Aylesford station and you've got access to both the M2 and M20 nearby. If this isn't enough then the County Town of Maidstone is just 4 miles away and has a multitude of retail, educational and recreational facilities.

Accommodation as follows

Part glazed door into entrance hall.

Entrance Hall

Stairs to first floor. Under stairs cupboard. Door to cloakroom and living room. Radiator.

Living Room

11' max x 19'11 (3.35m max x 6.07m)

Double glazed window to front. Laminate flooring. Double glazed doors to conservatory. 2 radiators.

Kitchen
8'4 max x 10'03 max (2.54m max x 3.12m max)
A matching range of units in Beech effect with granite effect worktops. Space for range cooker and washing machine. 1.5 bowl and drainer. Integrated dishwasher. Double glazed window to side and rear. Tiled flooring. Door to rear garden.

Conservatory
10'01 x 12'04 (3.07m x 3.76m)
Laminate flooring. Doors to rear garden.

Cloakroom
Obscured double glazed window to side. Low level WC with vanity basin with chrome mixer tap. Radiator. Oak flooring.

Stairs/Landing
Double glazed window to front. Built in cupboard. Oak flooring. Radiator. Stairs to 2nd floor. Doors to bathroom and bedroom 2, 3 and study.

Bedroom 2
11'04 x 10'11 (3.45m x 3.33m)
Double glazed window to rear. Laminate flooring. Radiator.

Bedroom 3
8'2 max x 10'10 (2.49m max x 3.30m)
Double glazed window to front. Oak flooring. Radiator.

Study
5'5 x 6'4 (1.65m x 1.93m)
Double glazed window to side. Wall mounted Glow worm boiler.

Bathroom
8'6 x 6'10 (2.59m x 2.08m)
A white suite comprising P-shaped jacuzzi bath with electric shower over, back to the wall WC and vanity basin. Chrome heated towel rail. Localised tiling to walls. Obscured double glazed window to rear.

Stairs to second floor
Double glazed window to side. Oak flooring. Door to bedroom 1.

Bedroom 1
15'8 into alcove x 11'5 (4.78m into alcove x 3.48m)
Double glazed window to rear. Laminate flooring. Radiator. Built in mirrored wardrobes. Door to en-suite.

En-suite
6'4 x 5'3 (1.93m x 1.60m)
A white suite comprising low level WC and vanity basin. Corner shower cubicle with shower. Fully tiled walls. Double glazed window to rear. Tiled flooring. Heated towel rail.

Outside

Front
Mainly laid to lawn with path to front door under storm porch.

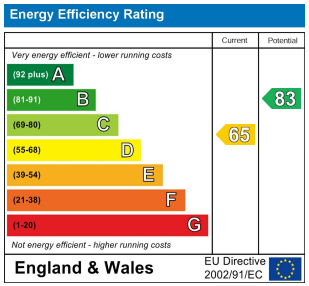
Rear Garden
The rear garden is in the region of 100ft at the longest point and mainly laid to lawn with a patio area to immediate rear. Pond. Gate giving side access.

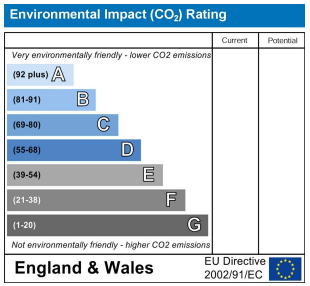
Driveway
Driveway to the side of the property for around 3 cars.

Garage
Up and over front door. Power and light.

Services
Electricity, Gas, Water and mains drainage

Viewing Arrangements
By appointment through:-
Bluebell Estates
27 High Street
Aylesford
Kent
ME20 7AX
Tel: 01622 717500
Web: www.bluebell-estates.co.uk





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Agents Notes
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