



The Pump House, Forstal Road, Aylesford, ME20 7AH  
£260,000

## About this property.....

If you are looking for something a little bit different from the run of the mill then this modern townhouse could be the property for you. Converted from part of the former water pump house the property is one of nine properties on this select riverside development. The accommodation is laid out over 3 storeys with a bedroom and en-suite on the ground, further bedroom and separate bathroom on the first floor and a light-filled open-plan kitchen/dining/living room on the second floor with far-reaching views. There is a shared garden area overlooking the river and an allocated parking space for 1 car. The new buyers will benefit from the peace of mind that comes with a 10 year Build-Zone warranty and the fact that they can just unpack their bags and start enjoy riverside life.

## 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.













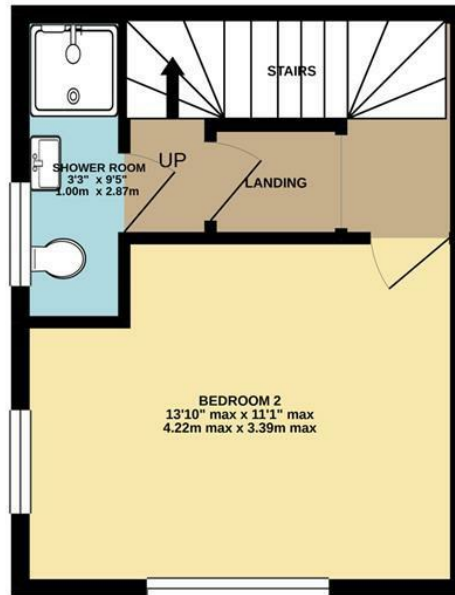
What the owner says.....

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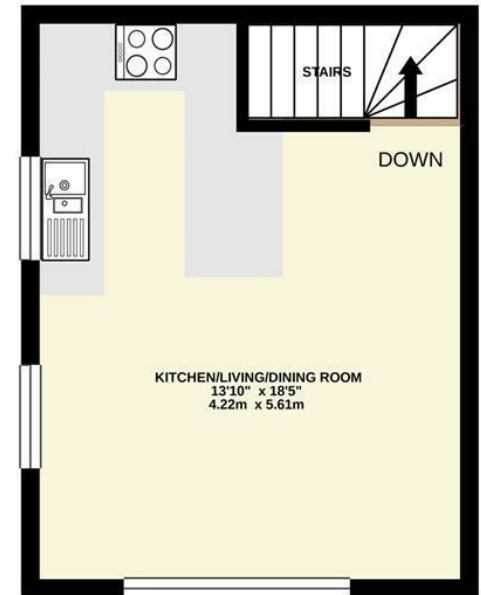
GROUND FLOOR  
256 sq.ft. (23.8 sq.m.) approx.



1ST FLOOR  
254 sq.ft. (23.6 sq.m.) approx.



2ND FLOOR  
254 sq.ft. (23.6 sq.m.) approx.



TOTAL FLOOR AREA : 763 sq.ft. (70.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Agents Notes

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