



4, The Avenue, Aylesford, ME20 7LG  
£430,000

## About this property.....

This generously proportioned three-bedroom semi-detached house offers a fantastic opportunity for families or buyers seeking flexible living space in a highly desirable area.

Chain-free and ready to move into, the property boasts a bay-fronted living room that adds character and charm, while the rear extension creates a practical utility area off the kitchen and a bright, open dining space - perfect for entertaining.

With a shower room on both the ground and first floors, convenience is key. The home feels spacious throughout, and the loft area, accessed via steps and featuring two Velux windows, offers exciting potential for conversion into an additional bedroom, office, or hobby space.

Outside, the property continues to impress with an ample front driveway providing parking for multiple vehicles, a garage, and an extended rear workshop measuring approximately 10.5 meters in length, ideal for storage, creative projects, or even a home business.

Located in a highly sought-after neighbourhood, this home combines comfort, space, and future potential, all without the complications of a property chain.

## 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.

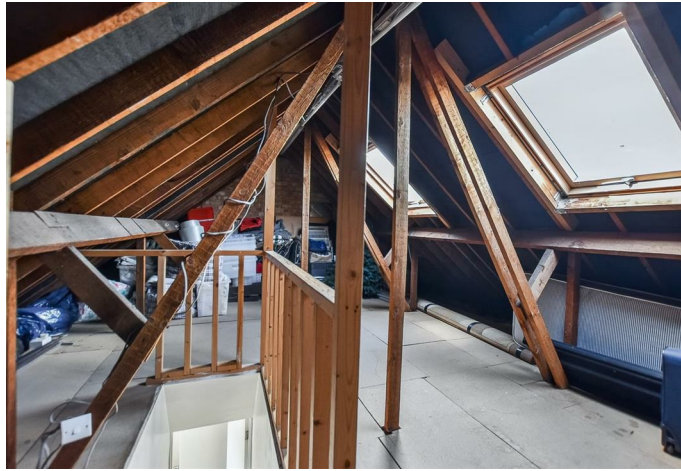
For even more amenities, Maidstone, the County Town, is only 4 miles away, providing an extensive range of shopping, education, and leisure facilities.











## What the owner says.....

After many happy years in this wonderful home, the time has come for a new family to make it their own. Situated in a friendly, well connected neighborhood, this property has offered us not only comfort and space but also a true sense of community.

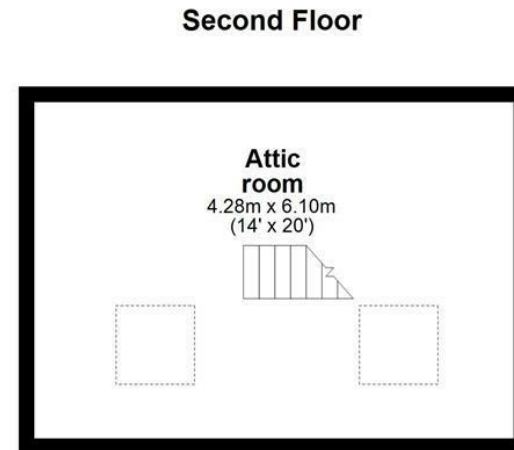
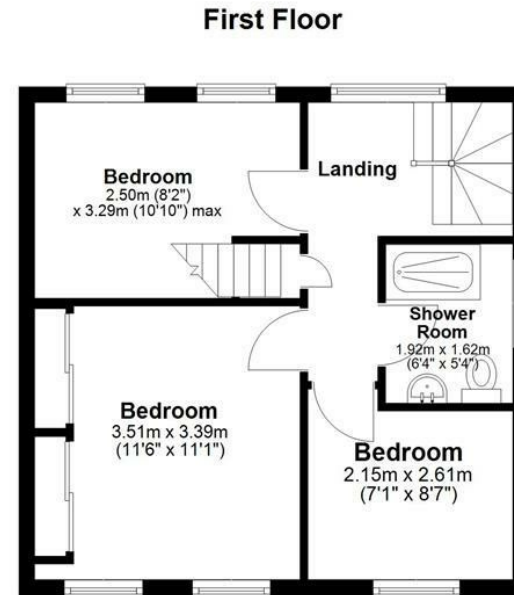
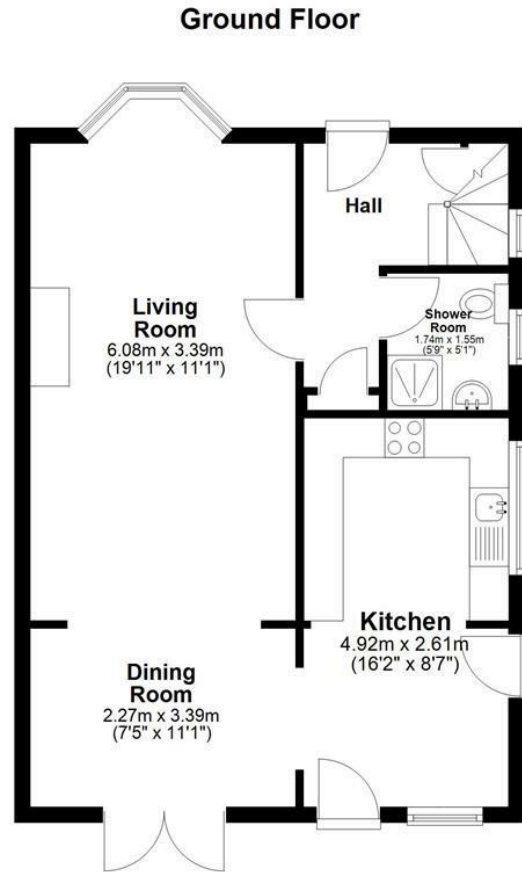
One of the standout features is its proximity to an Outstanding Ofsted rated school just a short walk away making it an ideal choice for families. Whether you're enjoying the peaceful garden, relaxing in the bright living spaces, or exploring the local village and amenities, this home offers the perfect balance of convenience and lifestyle.

It's been a joy to live here, and we're certain the next owners will love it just as much.





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Total area: approx. 114.7 sq. metres (1234.1 sq. feet)

#### 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.



