



489, Station Road, Aylesford, ME20 7QR
£2,050 PCM

About this property.....

A charming, 3 bedroom semi detached character property in a riverside setting in Aylesford village.

Generously proportioned throughout with high ceilings and a real feeling of space and light, you will not fail to be impressed with the accommodation this property offers. The stunning kitchen, generous living room, a separate dining room on the ground floor, along with a large double bedroom, although this could be used as another reception room, a beautiful shower room, utility room and a small study.

On the first floor there are two double bedrooms, one being dual aspect with an en-suite.

The property boasts a mature rear garden which is perfectly orientated to enjoy the afternoon sunshine. There is a large patio with a meandering pathway that leads to the superb beamed garden room with its vaulted ceiling. The perfect place to retreat at the end of a long day.

Properties of this style in this location rarely become available and with parking for 2 vehicles, we expect this to be very popular so don't delay in contacting us to arrange to see what this property really has to offer.

Situation.....

Aylesford village is a true gem that we can't help but adore! It exudes an incredible community spirit and boasts an array of historic properties and enticing dining spots. Our top pick is The Hengist with its fine dining and cocktails but we also have a soft spot for The Little Gem, a traditional alehouse dating back to the 1100s. There is also The Bush public house which serves food and The Chequers which is looking for a new owner but boasts a fantastic riverside courtyard garden. You'll have endless options for scenic strolls, with riverside walks, countryside hikes, and The Friars, an ancient religious house with a cafe, farmers market, and tranquil gardens right on the village's edge. Aylesford boasts a good rated primary school in the centre of the village and an outstanding rated primary just outside the village along with a secondary school in the wider Aylesford area. Shopaholics will relish the proximity of an M&S food store, Sainsbury's, and an Aldi just up the road. Commuters are well-catered too, with London-bound services (changing at Strood) from Aylesford station, while Ebbsfleet International is just 23 minutes away by car, with trains to London St. Pancras in a mere 19 minutes. Plus, both the M2 and M20 motorways are a stone's throw away. And if all that isn't enough, Maidstone's County Town is just 4 miles away, offering a plethora of retail, educational, and recreational facilities.



3



2



2

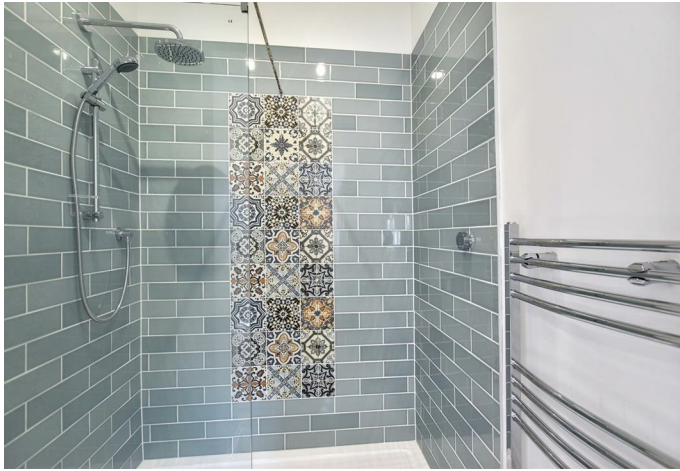


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SECURITY DEPOSIT = FIVE WEEKS' RENT

MINIMUM INCOME REQUIRED = £61,500 PER YEAR

TENANTS WITH PETS = CONSIDERED

TENANTS WHO SMOKE = NOT ACCEPTABLE

HOLDING DEPOSIT = ONE WEEKS' RENT

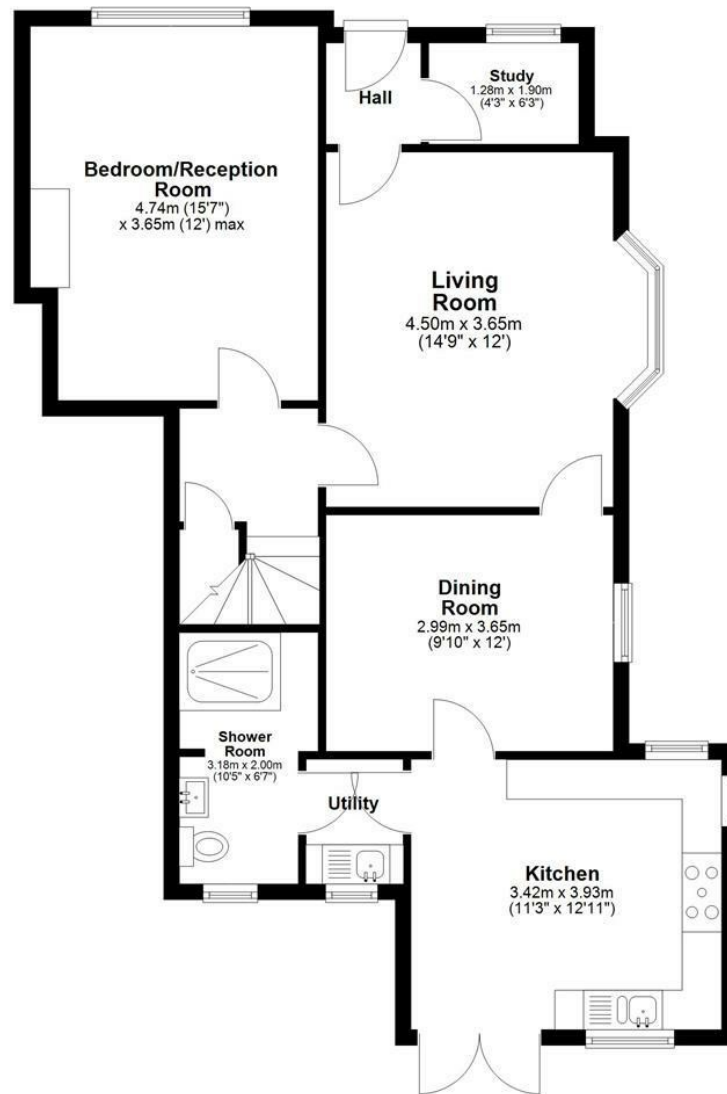
This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).



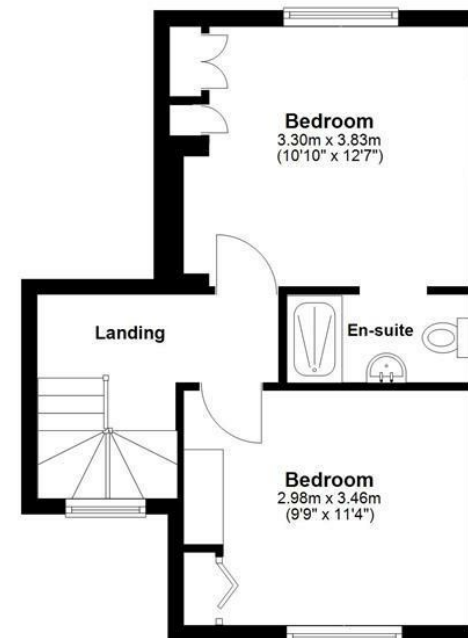


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Ground Floor



First Floor



Total area: approx. 109.9 sq. metres (1183.0 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.



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