



73, The Avenue, Aylesford, ME20 7LF  
Offers In Excess Of £425,000



## About this property.....

Nestled in the Greenacres, Aylesford, this delightful THREE BEDROOM SEMI DETACHED HOME offers a perfect blend of modern comfort and classic appeal. The property has undergone SIGNIFICANT REFURBISHMENT IN THE LAST TWO YEARS, ensuring that it meets the needs of contemporary living.

Upon entering, you will find two spacious reception rooms that provide space for relaxation and entertaining. The UPDATED KITCHEN is a highlight and the bathroom has also been TASTEFULLY RENOVATED, adding to the overall appeal of the home.

The property boasts three well-proportioned bedrooms, with the POTENTIAL TO ADD A FOURTH BEDROOM AND EN-SUITE in the loft (all subject to necessary consents), making it ideal for families or those seeking extra space. A NEW BOILER AND NEW RADIATORS HAVE BEEN INSTALLED in August 2023, ensuring efficient heating throughout the colder months, as well as cavity wall insulation in 2024. Other renovations such as areas of replastering, a NEW FRONT DOOR and a NEW ELECTRICAL CONSUMER UNIT and some additional electrical works in recent years.

Outside, the WESTERLY FACING REAR GARDEN is a wonderful feature, perfect for enjoying the afternoon sun. It offers a private space for outdoor activities, gardening, or simply unwinding after a long day. Additionally, the property provides parking for up to three vehicles, a valuable asset in this desirable location.

With its modern updates and spacious layout, it is sure to attract those looking for a property that is ready to move into. Don't miss the opportunity to make this lovely house your new home.

## 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.

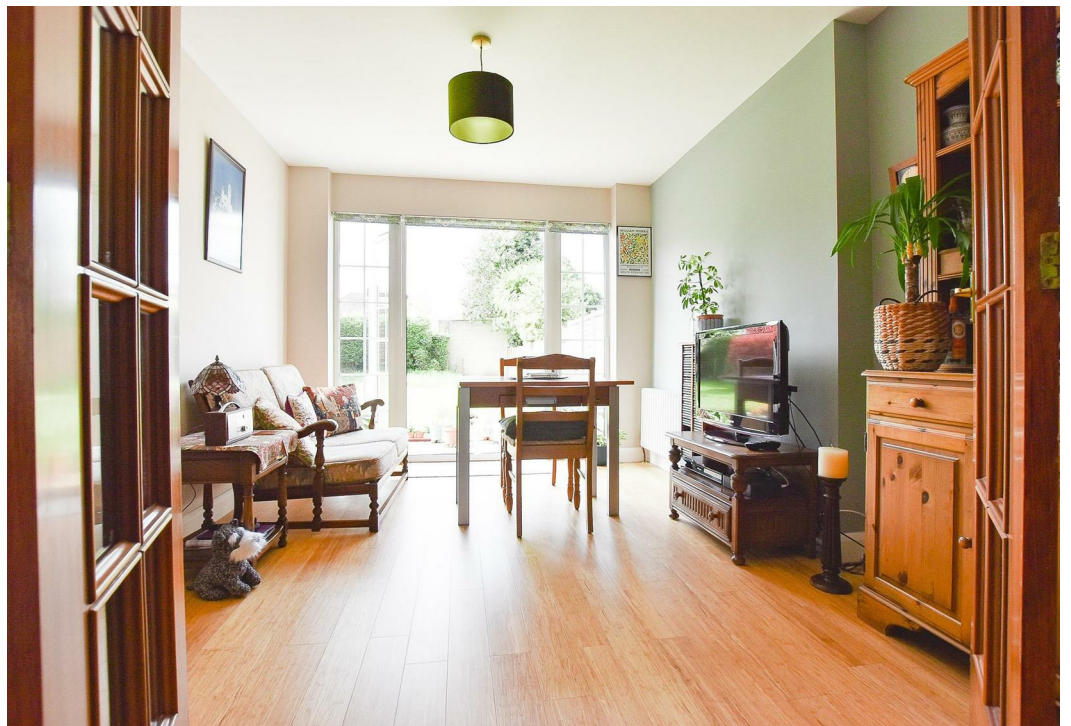
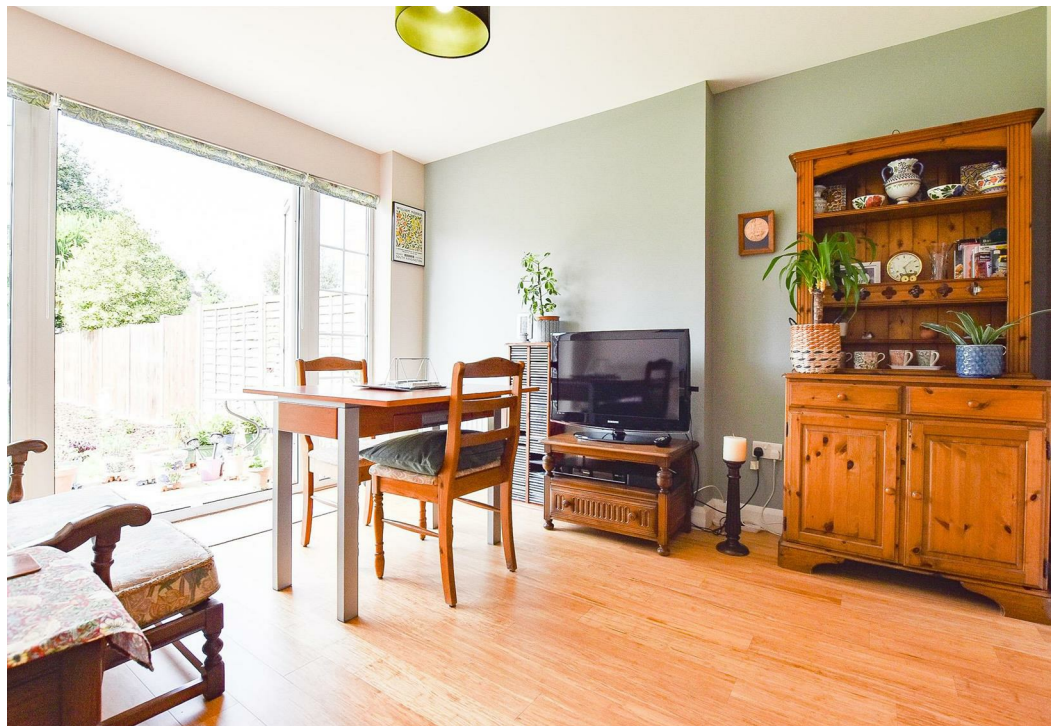
For even more amenities, Maidstone—the County Town—is only 4 miles away, providing an extensive range of shopping, education, and leisure facilities.



















## Useful Information...

- Spacious Three-Bedroom Semi-Detached Home
- Recently Renovated- Significant Modern Updates Completed Within the Past Two Years
- Greenacres Location- Highly Sort After for its Charm and Community Feel
- Westerly Facing Rear Garden- Perfect for Soaking up the Afternoon Sun or Unwinding Outdoors
- Potential To Extend- Ideal for Future Growth and Personalisation Opportunities
- 500m Walk To Ofsted Outstanding Primary School
- 700m Walk To Aylesford Station With Journey Times To St Pancras In Less Than 1 Hour



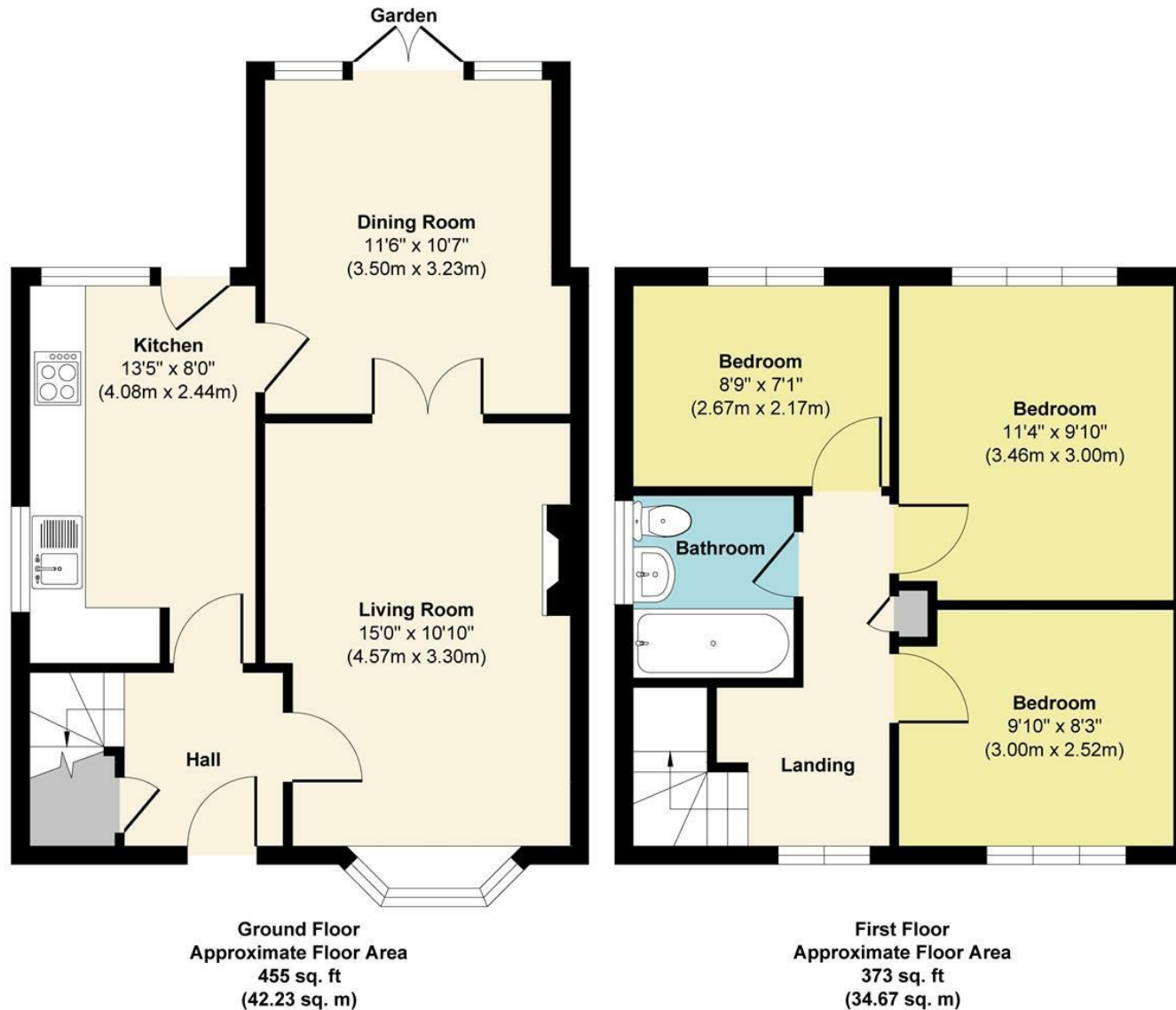








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Agents Notes

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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