

**Bluebell**  
ESTATES



35, Teapot Lane, Aylesford, ME20 7JX  
£500,000



## About this property.....

Welcome to Teapot Lane, where this RECENTLY EXTENDED and WELL PRESENTED family home awaits its new owners. This property, thoughtfully modernised offers a blend of spaciousness and flexibility ideal for today's needs. Step into the heart of the home on the ground floor, where a newly fitted kitchen with dining area and family area/study and utility room overlook to the rear garden. In addition there is a huge living room (formerly living-dining room) with 2 fireplaces as well as a bedroom and shower room which would be ideal for an older relative or teenager wanting some independence.

Ascending to the first floor, discover two generously sized double bedrooms, along with a third bedroom and a gorgeous family bathroom with separate shower. Need even more space? These homes are ripe for loft conversions (stp), just look at some of the neighbours for inspiration.

Outside, a westerly facing rear garden with newly laid patio awaits. Parking shouldn't be an issue, with a driveway to the front accommodating up to three vehicles.

With its blend of modern amenities, ample space, and potential for further extension, this handsome 1930's property on Teapot Lane is sure to generate a lot of interest.

## Situation.....

This property is ideally located next to Valley Invicta's 'Outstanding' Primary School, a pre-school, and an Ofsted-rated Good Secondary School. It's also just about one mile from Aylesford village, known for its strong community spirit, charming historic properties, and a variety of dining and drinking options. Our top pick is the very trendy Hengist Restaurant which offers fine dining and instagrammable cocktails, there is also The Chequers riverside pub and restaurant and quaint Little Gem; a traditional alehouse dating back to the 1100s.

For outdoor enthusiasts, the area offers many scenic strolls, including riverside walks, countryside hikes, and visits to The Friars, an ancient religious house featuring a café, farmers' market, and tranquil gardens on the edge of the village. Shopping is convenient too, with M&S Food, Sainsbury's, and Aldi just up the road.

Commuters will appreciate excellent transport links. Aylesford station, just across the bridge at the bottom of the lane, offers London-bound services via Strood, while Ebbsfleet International is only 23 minutes away by car, with direct trains to London St. Pancras in just 19 minutes. The M2 and M20 motorways are also within easy reach.

Additionally, Maidstone, the County Town, is just 4 miles away and offers a wide range of retail, educational, and recreational facilities, with frequent buses available at the top of the lane.













## Agents Notes

Some images have been virtually staged

Council Tax - Band C (may be re-assessed on change of ownership)

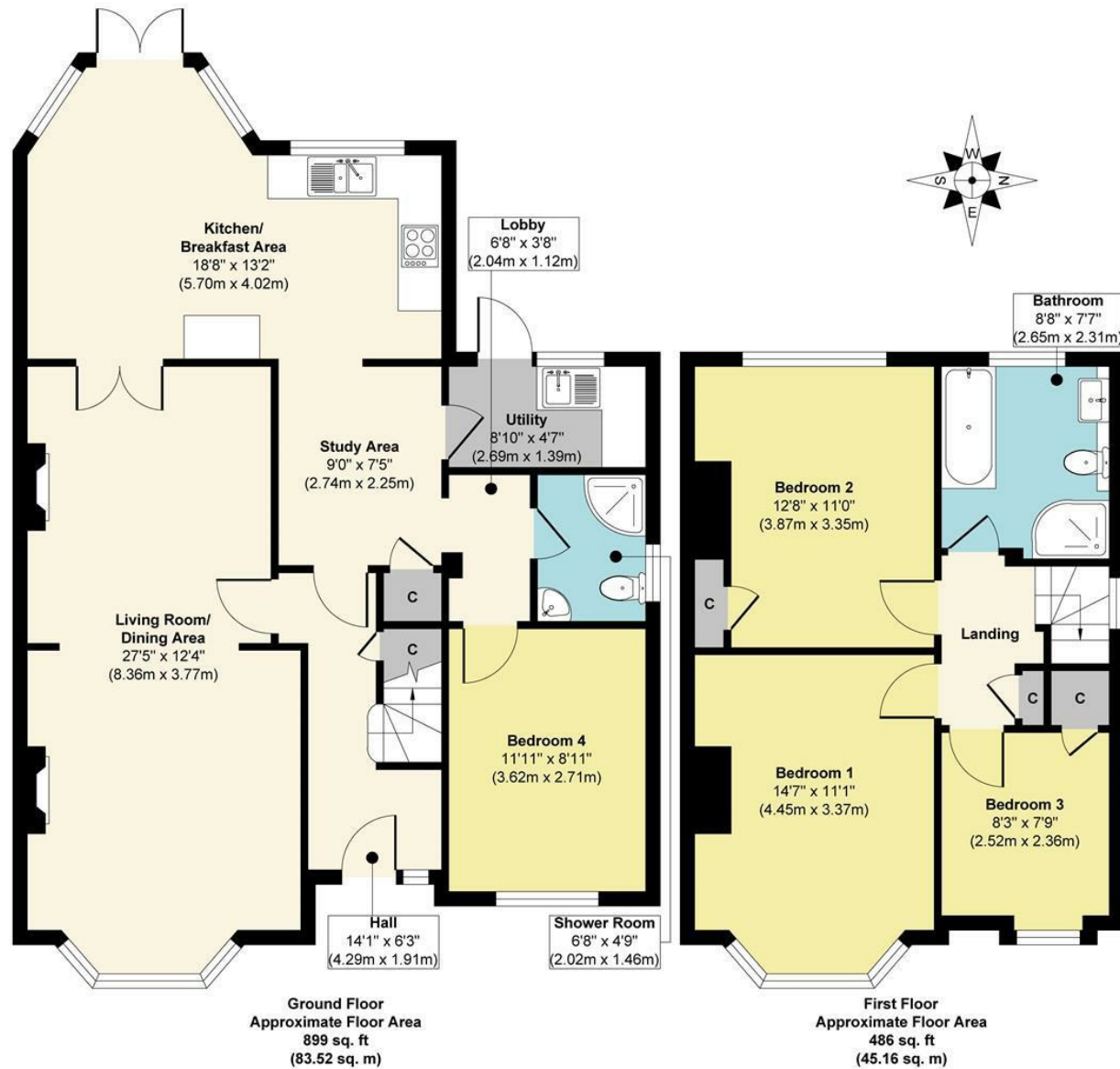
Land on right hand side will be jointly owned with the two new homes to the rear and used for them to access their properties. The flower bed adjoining no. 35 will be exclusively owned though.

No onward chain





# 35, Teapot Lane, Aylesford, ME20 7JX



## 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.



bluebell-estates.co.uk



