



6, Rowan Close, Aylesford, ME20 7LP  
Offers In Excess Of £415,000

## About this property.....

A well-presented three-bedroom semi-detached home with a versatile loft room, ideally located on the ever-popular Greenacres development.

This attractive property is ready to move into and offers spacious, flexible accommodation throughout. The ground floor comprises a small welcoming entrance hall, a bright and comfortable main living room, and a second reception room currently used as a playroom, offering excellent versatility as a snug or at home office. There is also a modern fitted kitchen and dining area, ideal for family living and entertaining.

To the first floor are three well-proportioned bedrooms and a contemporary, modern family bathroom. The loft room provides valuable additional space, perfect for extra wardrobe space, a hobbies area or easily accessible storage. Externally, the property benefits from a large driveway providing ample off-road parking, a garage, and a good-sized rear garden, ideal for outdoor entertaining and family enjoyment.

Situated in a sought-after residential location close to local amenities, schools, and transport links, this is a fantastic opportunity for families and professionals alike. Early viewing is highly recommended.

## 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.....

This was our first home together, and from the moment we viewed it we loved its potential. The generous driveway and garden sizes really stood out, along with the good sized rooms that offered plenty of scope for the future.

Over the past 8 years here, we've made so many happy memories, including bringing up our two children, where the additional extension space has been a wonderful bonus for a growing family!

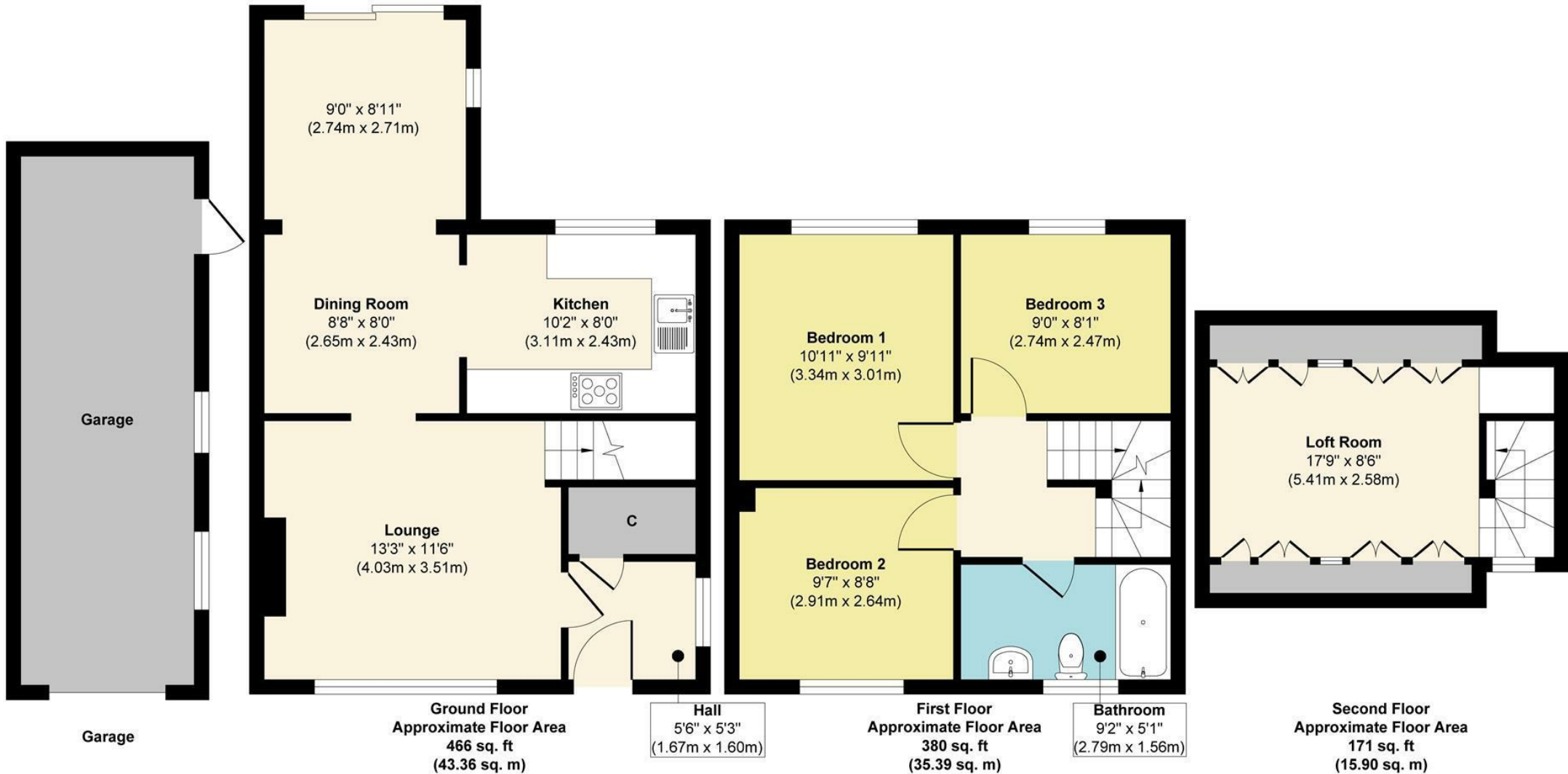
The location has always been something we've appreciated, set on a quiet no through road with friendly neighbours, it's a lovely place to live.

We will be sad to leave, but as our family grows, we're ready to upsize. We hope the next owners will love this home as much as we have.



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## 6 Rowan Close



**Approx. Gross Internal Floor Area 1017 sq. ft / 94.65 sq. m (Excluding Garage)**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

### 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.



