



3, Rowan Close, Aylesford, ME20 7LP
£445,000

About this property.....

Located in the highly popular Greenacres area of Aylesford, this impressive and substantially extended semi-detached home offers exceptional living space, making it an outstanding choice for families seeking comfort, convenience, and room to grow.

Beautifully arranged over three floors, the property features four well-proportioned bedrooms, including a principal suite on the top floor, complete with its own en-suite shower room.

The ground floor welcomes you with two generous reception rooms, offering flexibility for family living, entertaining, or creating dedicated work/play spaces. The well designed kitchen is complemented by a separate utility room, ensuring everyday practicality, while a downstairs cloakroom adds further convenience.

Upstairs, you'll find three spacious double bedrooms alongside a well sized fourth bedroom, providing ample accommodation for families of all sizes. The layout has been thoughtfully planned to maximise comfort and versatility throughout.

Outside, the home truly excels. A large block-paved driveway provides parking for up to six vehicles, a rare advantage in a residential setting, and is further enhanced by a garage offering additional storage or secure parking.

Positioned just moments from an Ofsted Outstanding primary school, this property is perfectly placed for families. With its generous proportions, modern conveniences, and enviable location, this is a home that must be viewed to be fully appreciated.

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 21 wonderful years, we are saying goodbye to the home where we have raised our family and made many special memories. Our home has truly been the heart of our family life. From busy school mornings to relaxed weekends in the garden, it has been a great space that we have extended over the years. One of the things we have loved most is our sunny garden, it has been a great space to entertain and spend time as a family. The location has also been ideal for us, Aylesford is a great village, with many local amenities and a great community, with the added benefits of the train station and quick access to the motorway, making commuting straightforward, we will miss it very much. Our home has given us many years of happiness and we hope it will do the same for its next family.





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Approx. Gross Internal Floor Area 1341 sq. ft / 124.65 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.



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