



7 The Beeches, Aylesford, Kent, ME20 7RH
Offers Over £475,000

GUIDE PRICE £475,000-£495,000 - A beautifully presented semi-detached house situated in the highly sought after Greenacres development in Aylesford. This home has been EXTENDED on the ground floor and now offers a STUNNING open plan kitchen/dining/family space flooded with natural light. The property boasts GENEROUS PARKING facilities with a driveway easily accommodates 4 cars.

Internally the accommodation comprises hallway, living room, downstairs cloakroom, superb open plan kitchen/dining/family space. The kitchen offers an abundance of storage and is finished with a beautiful Quartz work top. There are two sets of double doors to the garden and the room is bathed in natural light.

To the first floor are 3 double bedrooms and a large bathroom providing a jacuzzi bath and a separate large shower. To the second floor is a king size room with ensuite cloakroom.

Externally - the rear garden provides a decked seating area, lawn area, a summer house currently used as a bar/social room (which provides access to a space ideal for a hot-tub or secret garden).

To the front there is a blocked paved driveway providing easy parking for 4 cars, a single garage with personal door into garden. The original front opening has been changed to sliding glazed doors but can easily be returned to a standard garage door.

- Extended and Much Improved Semi-Detached House
- 4 Double Bedrooms
- Large Contemporary Bathroom
- Ensuite Cloakroom & Downstairs Cloakroom
- High Specification Open Plan Kitchen/Diner/Family Room
- Driveway for 4 Cars
- Garage
- Garden Summer House (ideal home office or entertaining bar)
- Sought After Greenacres Development
- Walking Distance to Local Parade of Shops & Valley Invicta School

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	79
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	79
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	





LOCAL AREA INFORMATION FOR GREENACRES, AYLESFORD

Aylesford is a sought after area thanks to its convenient access to so many things. Greenacres itself offers a small parade of shops, Valley Invicta Primary School and a children's park.

For local recreation you have a leisure centre at Larkfield, a wealth of parks, green spaces and countryside close by. Cobtree Park, Leybourne Lakes and Manor Park are particularly noteworthy.

Aylesford offers a good range of shops, supermarkets and eateries all within close proximity. Nearby West Malling is one of the most attractive small towns in mid-Kent with a wide main street lined on each side by a fine collection shops and eateries. Maidstone town centre is approximately 5 miles away and offers extensive amenities.

For the commuter Junction 4 of the M20 gives access to the motorway network, London Docklands, Gatwick, Heathrow, City and Stansted airports, the Channel Tunnel, Ashford and Ebbsfleet International stations and Bluewater Shopping Centre. Aylesford train station is within walking distance. This connects with the fast service into St. Pancras and Ashford International. There is also a mainline train station at nearby West Malling. Maidstone, Tonbridge and Sevenoaks all provide an excellent and comprehensive range of educational, recreational and shopping facilities together with further mainline stations serving London Bridge, Cannon Street, Charing Cross and Victoria.

For education there is a comprehensive range of primary, grammar and private educational opportunities. For more schools information please visit www.kent-pages.co.uk/education or ask for a Page & Wells Key Facts for Buyers Guides.

ADDITIONAL INFORMATION

Freehold

Council Tax Band E (Approx. £2,416pa)

EPC Rating D

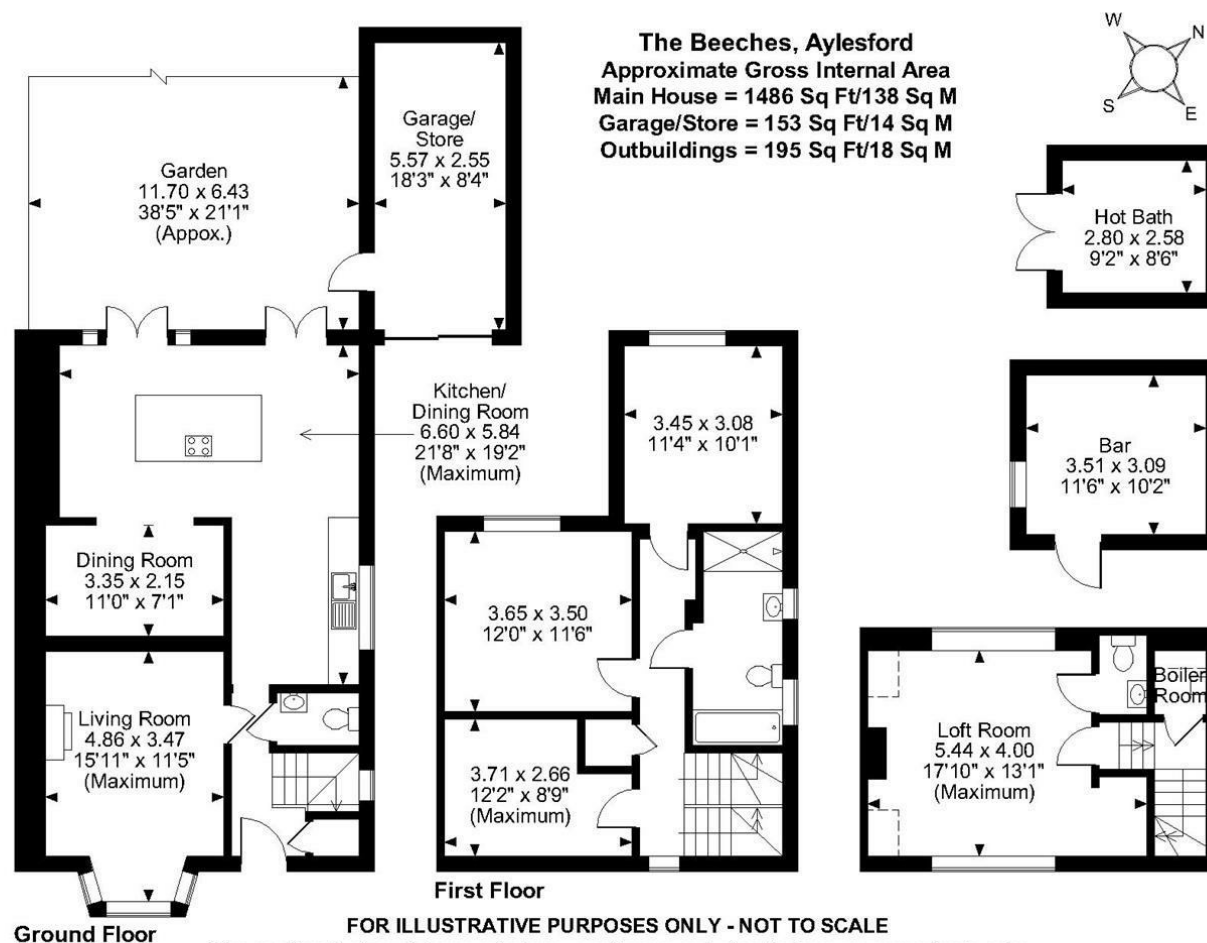
UPVC Double Glazing (replaced in 2019)

New soffits, fascia and guttering

Gas Central Heating (new boiler and radiators in 2020)

Dormer roof re-done recently.





FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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