



The Hawthorns, Aylesford, Kent, ME20 7LJ
Guide Price £415,000



Situated within the sought-after Greenacres Development in Aylesford, along a quiet no-through road, this well-maintained and extended three-bedroom semi-detached home enjoys a pleasant residential setting and is offered to the market with no onward chain.

Having been in the same family ownership for over 50 years, the property has been lovingly cared for and now presents an excellent opportunity for a new owner to modernise and personalise to their own taste.

The accommodation comprises an entrance porch with ground-floor shower room, a spacious living room, a good-sized kitchen, and an extended dining room to the rear overlooking the garden. To the first floor are three well-proportioned bedrooms and a shower room.

Externally, the property benefits from a front garden, driveway providing off-road parking, and a garage. Side access leads to the beautifully maintained rear garden, which offers an attractive outdoor space and includes a garden shed.

- No Onward Chain
- Well Maintained & Extended Semi Detached House
- Three Bedrooms
- Ground Floor Shower Room
- Two Reception Rooms
- First Floor Shower Room
- Popular Greenacres Development
- Pleasant and Well Maintained Rear Garden
- Off Street Parking & Garage
- EPC Rating: TBC

| Energy Efficiency Rating | | |
|--|----------------------------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 75 |
| (55-68) D | 68 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |





LOCAL AREA INFORMATION FOR GREENACRES, AYLESFORD

Aylesford is a popular location, popular for its connectivity and convenient access to a wide range of amenities. The Greenacres Development itself benefits from a small local parade of shops, Valley Invicta Primary School, and a children's play park, making it particularly appealing for families.

For leisure and outdoor recreation, the area is well served by nearby facilities including a leisure centre at Larkfield, as well as an abundance of parks, lakes, and open countryside. Notable local attractions include Cobtree Manor Park, Leybourne Lakes Country Park, and Manor Park, all offering scenic walking routes and outdoor activities.

Aylesford provides a good selection of everyday shops, supermarkets, and eateries, while the nearby historic market town of West Malling is renowned as one of mid-Kent's most attractive destinations, with its charming high street lined with independent shops, restaurants, and cafés. Maidstone town centre, approximately five miles away, offers an extensive range of retail, leisure, and entertainment facilities.

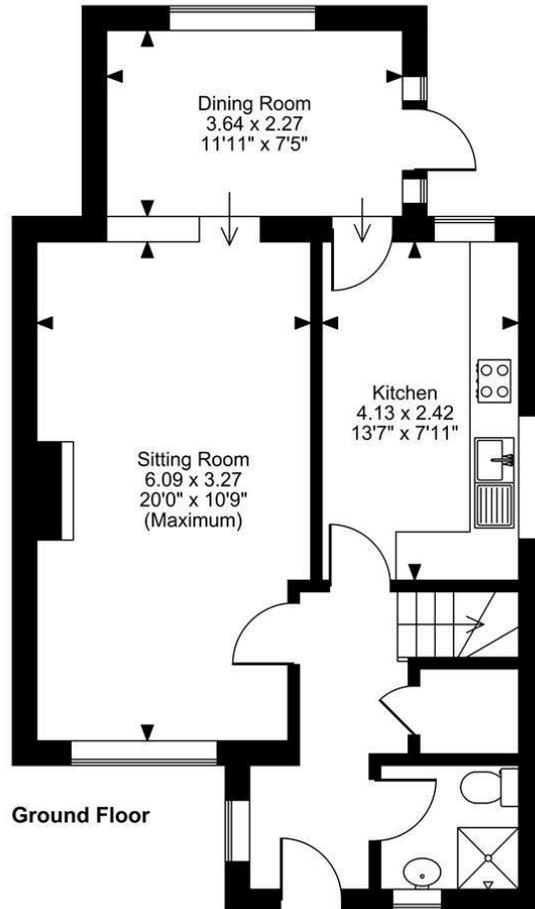
For commuters, Junction 4 and 5 of the M20 provides convenient access to the motorway network. Aylesford railway station is within walking distance and offers services connecting to high-speed routes via Ashford International to London St Pancras. Additional mainline services are available from West Malling, with further stations at Maidstone, Tonbridge, and Sevenoaks providing direct links to London Bridge, Cannon Street, Charing Cross, and Victoria.

The area is well regarded for education, offering a comprehensive choice of primary, grammar, and independent schools. Further information on local schooling can be found at kent-pages.co.uk/edu.

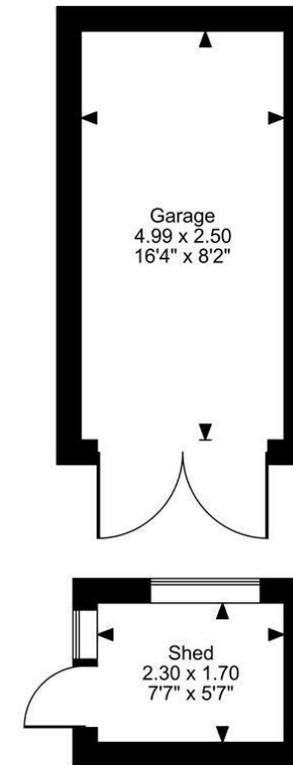
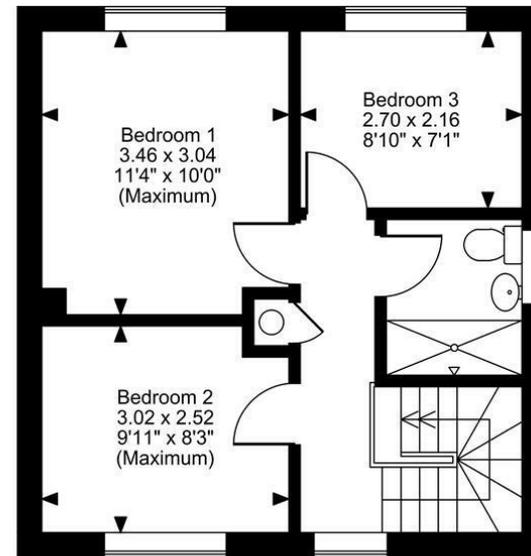
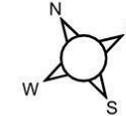
ADDITIONAL INFORMATION

Freehold
Council Tax Band D
EPC Rating D
Gas Central Heating
Loft





The Hawthorns, Aylesford
Approximate Gross Internal Area
Main House = 924 Sq Ft/86 Sq M
Garage = 134 Sq Ft/12 Sq M
Shed = 42 Sq Ft/4 Sq M
Total = 1100 Sq Ft/102 Sq M



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