



Birch Crescent, Aylesford ME20 7QE

Offers Over £500,000

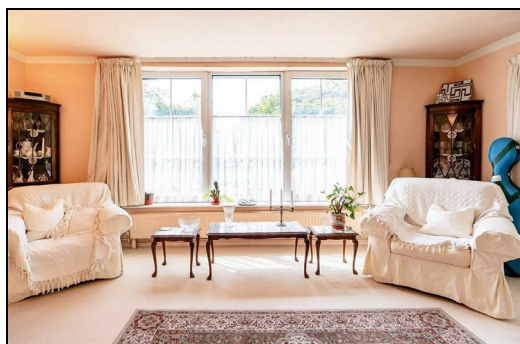
CR Real Estate are pleased to present to the market this three-bedroom detached family home in the sought after village of Ditton. Offered with no onward chain, this property boasts fantastic potential for the new owners with the versatile space on offer.

The ground floor of the home comprises of a spacious entrance hall, generously sized living room, dining room, kitchen with ample amounts of storage and surface space, separate utility room, downstairs W/C, conservatory with access to the rear garden and internal access to the garage. The first floor offers the shared family bathroom and three double bedrooms, of which the master benefits from an en-suite shower room.

Externally, this property is located on a corner plot and offers a well sized rear garden with paved path, patio area and mature shrubs; plus off road parking to the front for several vehicles with a driveway and garage.

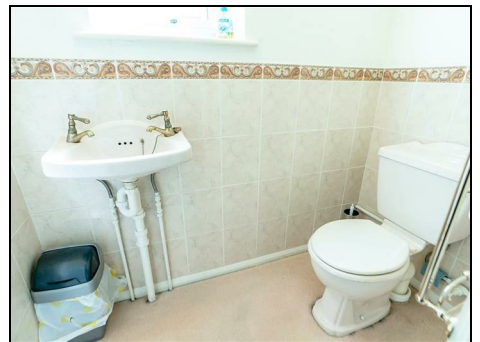
Birch Crescent is well located within the area, and is situated within close proximity of a variety of local amenities and attractions in Aylesford and Ditton such as; Larkfield Leisure centre, Cobtree Manor Park, and Leybourne Lakes. For schools, Ditton Church of England Junior School, Aylesford School, Aylesford Pre-School, The Malling School, and Lunsford Primary School are all within easy access and a short drive of the property. For commuters, Aylesford train station is within 15 minutes' walk of the property and offers great railway links to the surrounding areas including Medway and Paddock Wood, and connects with the fast service into St. Pancras and Ashford International. Alternately, for those who prefer to drive Junction 4 of the M20 gives easy access to the motorway network.

Additionally, this home is located within 15 minutes' drive of Maidstone and Tunbridge Wells NHS Trust Hospital; and Maidstone town centre is approximately 5 miles away and offers a comprehensive range of educational, recreational and shopping facilities.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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			
(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	



ESTATE AGENCY : REDEFINED

