



Sassoon Close, Larkfield, Aylesford, Kent, ME20 6UZ

Asking Price £325,000

- Front Garden
- Modern Bathroom
- Rear Garden
- Situated In a Highly Sought After Location

39 Sassoon Close, Aylesford ME20 6UZ

We are delighted to offer for sale this Modern End Terrace property, located in a quiet walkway on the popular poets estate, offering a fantastic opportunity for first time buyers or investors alike.

The property is situated on a generous corner plot with potential to extend significantly (Subject to local authority consent)

Once inside this home, you will find a Kitchen, attractive open plan lounge with patio doors overlooking the rear garden.

Upstairs are 2 good size bedrooms and modern bathroom.

Outside, to the front is an open plan front garden, walled rear garden and a garage in a block close by,

Offered for sales with no forward chain, be sure to call the friendly Sales team at Wright & Co, too book your earliest appointment to view!



Council Tax Band: C



ENTRANCE DOOR TO

HALL

STORAGE CUPBOARD. STAIRS TO FIRST FLOOR. RADIATOR.

LOUNGE

16'0" x 11'9"

DOUBLE GLAZED SLIDE PATIO DOOR TO GARDEN. UNDERSTAIRS STORAGE CUPBOARD. RADIATOR.

KITCHEN

10'7" x 5'9"

DOUBLE GLAZED WINDOW TO FRONT. BASE AND EYE LEVEL CUPBOARDS AND DRAWERS. SINGLE DRAINER STAINLESS STEEL SINK UNIT. RADIATOR. SPACE AND PLUMBING FOR WASHING MACHINE.

FIRST FLOOR LANDING

DOUBLE GLAZED WINDOW TO OUTSIDE. ACCESS TO ROOF SPACE. DOORS TO:

BEDROOM 1

11'9" x 11'1"

DOUBLE GLAZED WINDOW TO FRONT. RADIATOR. CUPBOARD. HOUSING 'WORCESTER' GAS FIRED BOILER. (NOT TESTED)

BEDROOM 2

11'9" x 8'10"

DOUBLE GLAZED WINDOW TO REAR. RADIATOR.

BATHROOM

WHITE SUITE COMPRISING OF PANELLED BATH. MIXER TAPS & HAND SHOWER. VANITY WASH HAND BASIN. HEATED TOWEL RAIL. TILED WALLS & FLOOR.

SEPARATE W/C

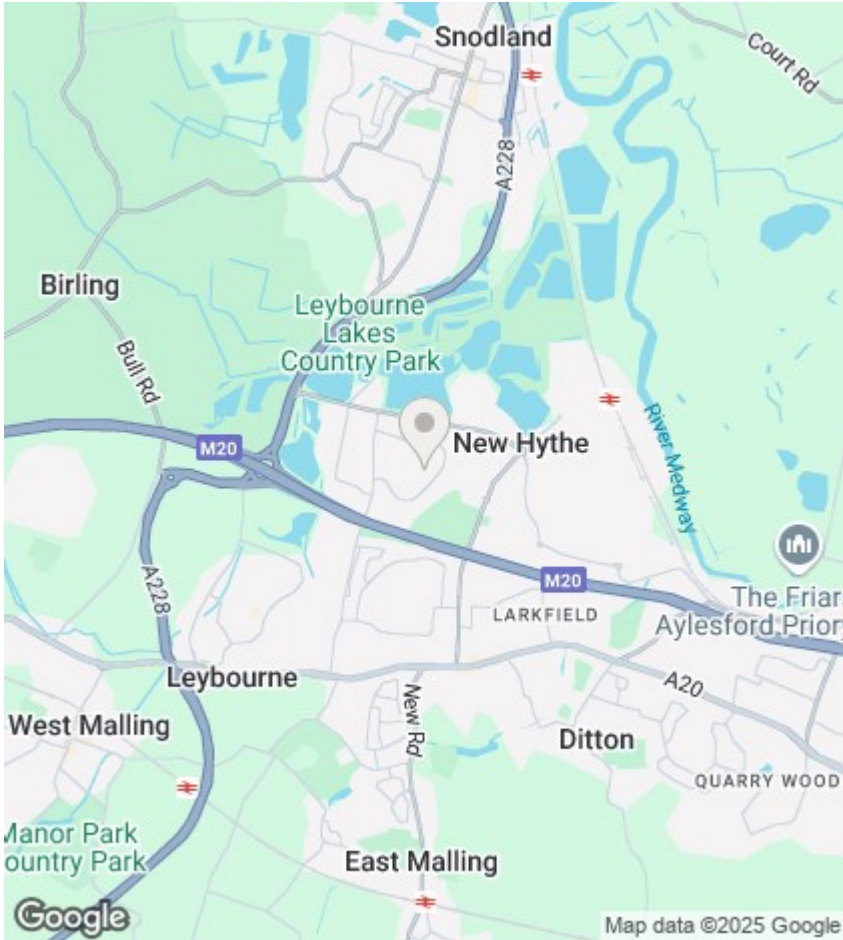
LOW LEVEL W/C.

EXTERIOR

REAR. SMALL & EASY TO MAINTAIN. WALLED AND FENCED GARDEN LEADING TO LAWNED PATHS. FRONT. OPEN PLAN LAWN AREA.

GARAGE

IN A BLOCK.



Directions

Viewings

Viewings by arrangement only. Call 01634 578484 to make an appointment.

EPC Rating:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	70	
(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

