



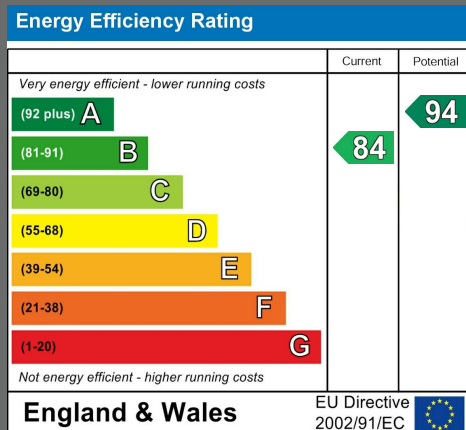
**38 Hengist Drive, Aylesford, ME20 7FF**  
**Offers In Excess Of £400,000**



A superbly presented modern 3 bedroom end of terrace house located within a popular modern Ashlin Quarter gated development in Aylesford, conveniently placed on the periphery of the picturesque village of Aylesford and ideally located where you can explore the area, discover local pubs and enjoy pleasant riverside walks along the river Medway. For those who need to commute there are good links to the M20 motorway network and Aylesford Train Station is located within an approx. 5 minute walk.

This well designed home boasts accommodation over 2 floors with entrance hall, cloakroom, lounge/dining room, modern kitchen to the ground floor. Landing with 2 double bedrooms (principle bedroom with en suite) and modern bathroom to the first floor. Externally is a rear garden and 2 parking spaces to the front located to the front. In addition to this there is the remainder of the Global Home warranty. EPC RATING: B

- Impressively Presented 3 Bedroom House
- Modern Gated Development
- 2 Parking Spaces
- Landscaped Garden
- Beautifully Decorated Throughout
- Ensuite to Principle Bedroom
- Generous Sized Lounge/Dining Room
- Downstairs Wc
- Modern Kitchen
- First Floor Bathroom





## LOCAL AREA INFORMATION FOR AYLESFORD ASHLIN QUATER

Local Area Information On Aylesford - Ashlin Quarter development is situated on periphery of the historic village of Aylesford. The village has an 'old-world' charm, yet still caters for day to day needs, with a convenience store, bank, hair dressers, two pubs and a coffee shop with the village centre being approx 5 minutes walk.

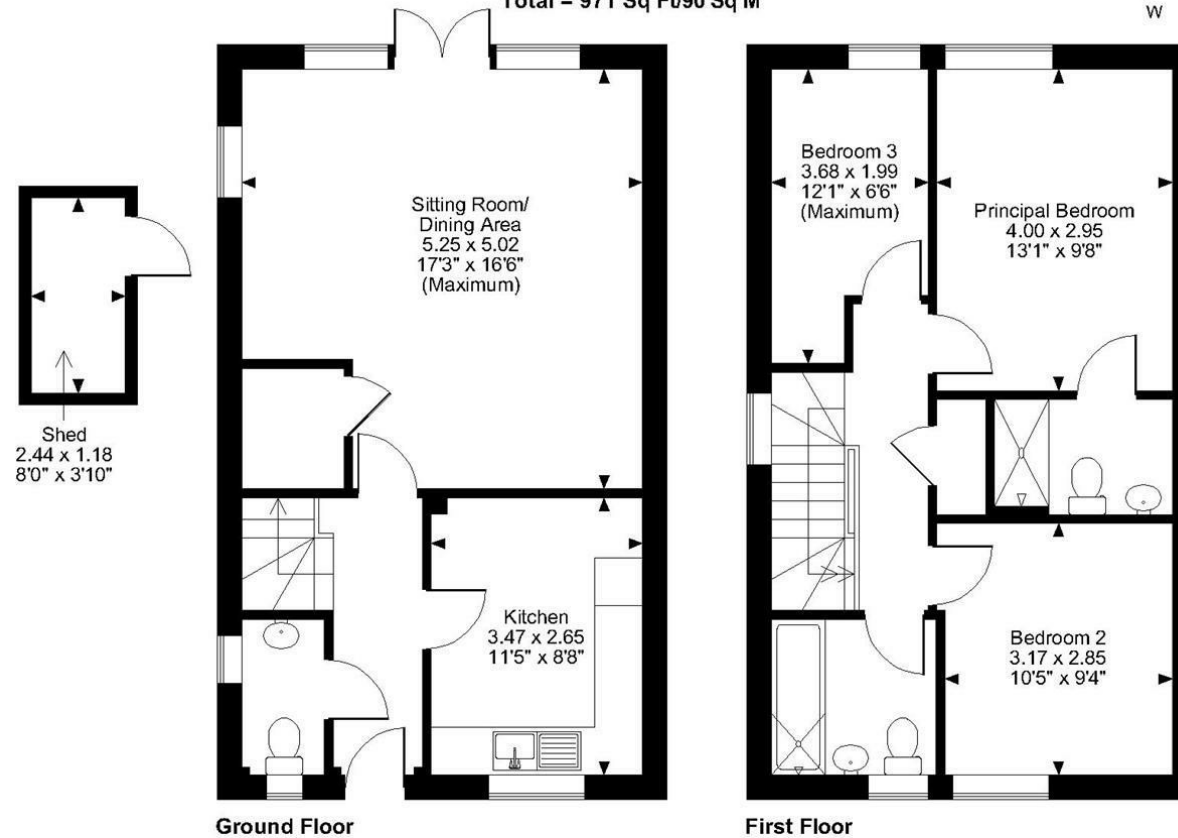
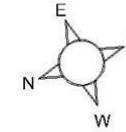
The property is conveniently located for road and rail links, the M20 can be accessed at Junctions 4 & 5 providing access to further road links and destinations such as Canterbury, Ebbsfleet station, Ashford International and the Channel Tunnel. Aylesford Station is located just minutes from the property and serves the Medway Valley line, connecting with Strood and Maidstone West. St Pancras can be reached in under an hour (changing at Strood).

## ADDITIONAL INFORMATION

Freehold  
Council Tax Band D  
EPC Rating B  
UPVC Double Glazing  
Gas Central Heating  
Global Home Warranty  
Estate Management Charge Currently Approx. £231.23 Every 6 Months



Hengist Drive, Aylesford, Kent  
Approximate Gross Internal Area  
Main House = 940 Sq Ft/87 Sq M  
Shed = 31 Sq Ft/3 Sq M  
Total = 971 Sq Ft/90 Sq M



Ground Floor

First Floor

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

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