



**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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>	<b>84</b>		
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		





## 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.

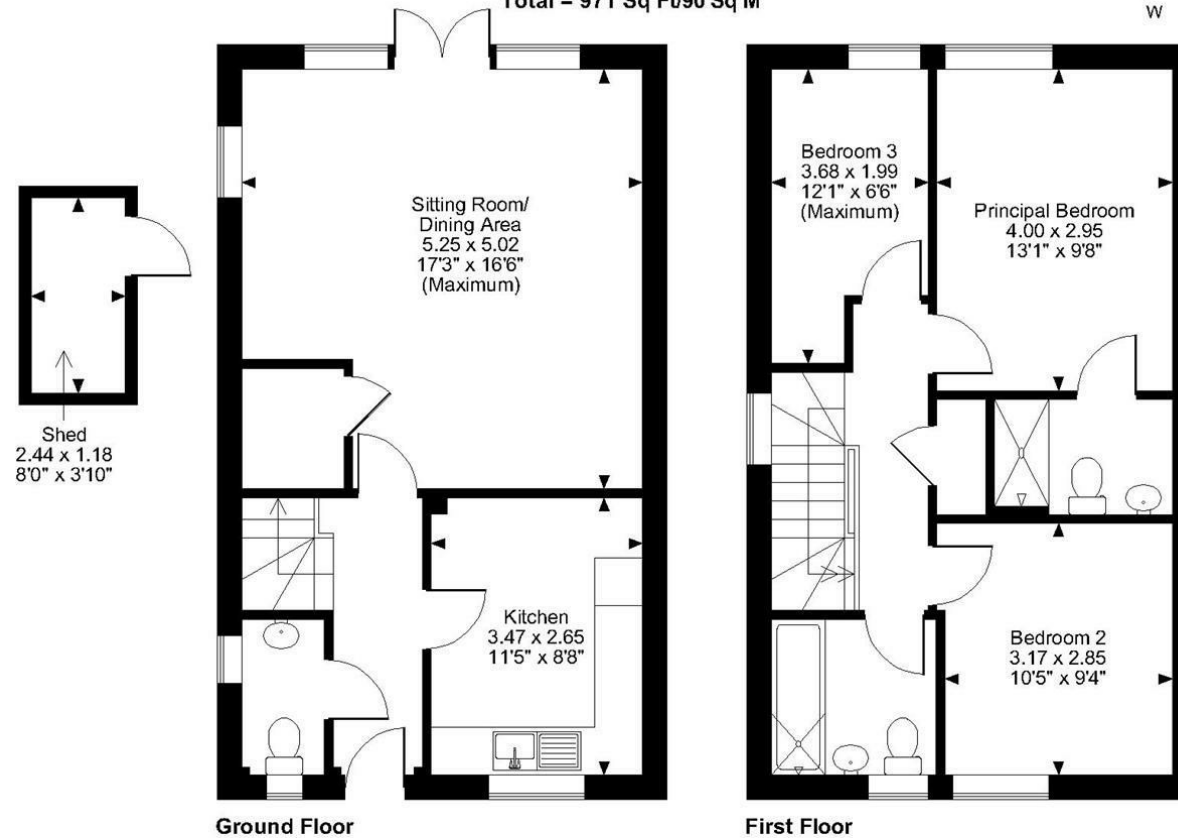
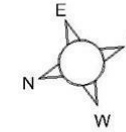
The property is conveniently located for road and rail links, the M20 can be accessed at Junctions 4 & 5 providing access to further road links and destinations such as Canterbury, Ebbsfleet station, Ashford International and the Channel Tunnel. Aylesford Station is located just minutes from the property 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



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8584429/LCO

Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

