



**17 Teapot Lane, Aylesford, ME20 7JX**  
**Offers Over £500,000**




## LARGE EXTENDED 4 BEDROOM SEMI DETACHED FAMILY HOME

Located in Aylesford this large house over 3 floors has an abundance of charm and has undergone a great deal of adaption and change over the years. Over 3 floors this home offers 3 reception room, 4 bedrooms and 3 bathrooms as well as a utility area.

The garden is charming with a large patio area and pergola as well as a large lawn area and the driveway accessible round the side of the house can hold a multitude of cars or vehicles. There is a large shed in the garden too.

Located very close to the Primary and Secondary Schools and the local amenities this house is a must see and we recommend arranging a viewing at your earliest convenience.

- Semi Detached 4 Bedroom House
- Aylesford Location
- Close To Local Amenities
- Very Close to Primary And Secondary Schools
- 4 Good Sized Bedrooms
- 2 Ensuite Bedrooms
- Family Bathroom
- EPC Rating C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>74</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

Aylesford is a sought after area thanks to its convenient access to so many things. Greenacres itself offers a small parade of shops, Valley Invicta Primary School and a children's park.

For local recreation you have a leisure centre at Larkfield, a wealth of parks, green spaces and countryside close by. Cobtree Park, Leybourne Lakes and Manor Park are particularly noteworthy.

Aylesford offers a good range of shops, supermarkets and eateries all within close proximity. Nearby West Malling is one of the most attractive small towns in mid-Kent with a wide main street lined on each side by a fine collection shops and eateries. Maidstone town centre is approximately 5 miles away and offers extensive amenities.

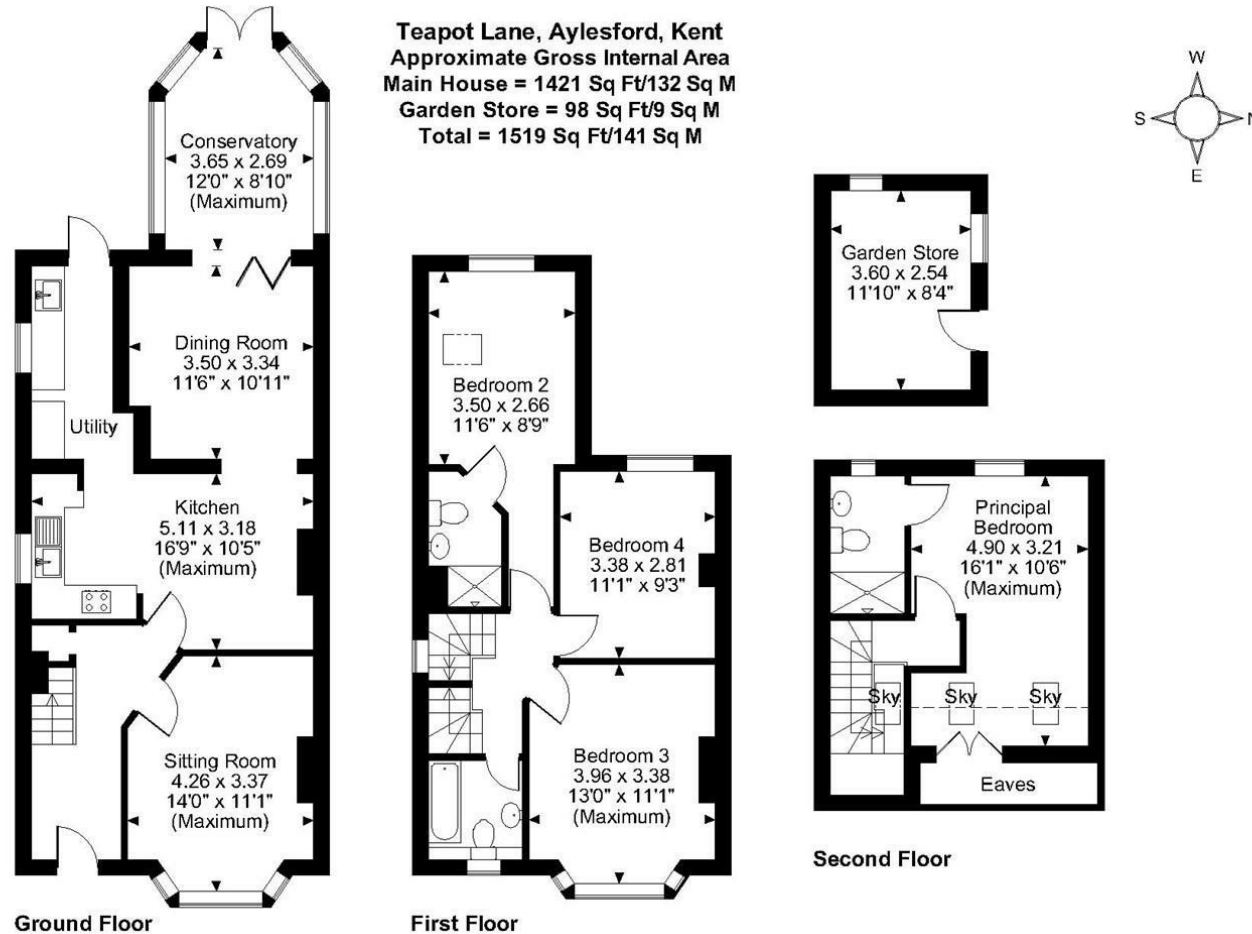
For the commuter Junction 4 of the M20 gives access to the motorway network. Aylesford train station is within walking distance. This connects with the fast service into St. Pancras and Ashford International. There is also a mainline train station at nearby West Malling. Maidstone, Tonbridge and Sevenoaks all provide an excellent and comprehensive range of educational, recreational and shopping facilities together with further mainline stations serving London Bridge, Cannon Street, Charing Cross and Victoria.

For education there is a comprehensive range of primary, grammar and private educational opportunities. For more schools information please visit [www.kent-pages.co.uk/education](http://www.kent-pages.co.uk/education) or ask for a Page & Wells Key Facts for Buyers Guides.

## ADDITIONAL INFORMATION

Freehold  
Brick Built  
Council Tax Band D  
EPC Rating C  
UPVC Double Glazing  
Tonbridge and Malling





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

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

□ □ □ □ Denotes restricted head height

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