



**The Avenue, Aylesford, ME20 7RW**  
**Guide Price £450,000**



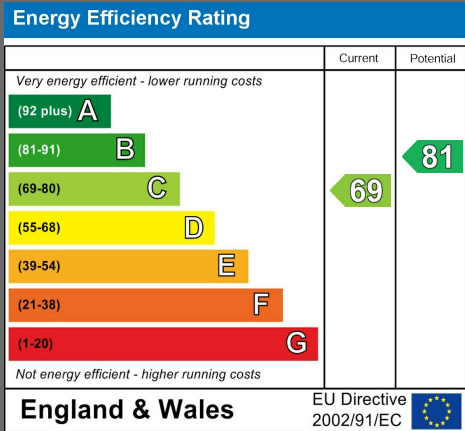
This generously sized 4-bedroom semi-detached family home, located in the desirable Greenacres development, has been thoughtfully extended over the years. Ideally positioned for easy access to the M20 motorway, local amenities, schools, and Aylesford Train Station, the property offers convenience and practicality for modern family living.

Set across three floors, the versatile accommodation includes an entrance hall, a convenient cloakroom/WC, a spacious living room, kitchen, and dining room on the ground floor. The first floor features three bedrooms and a family bathroom, while the second floor boasts a bright double-aspect bedroom.

Externally, the property offers a generous block-paved driveway providing ample off-street parking, an attached garage, and a well-maintained rear garden extending approximately 64 feet. The garden includes a versatile cabin with power and lighting,

EPC Rating: C

- Extended Semi Detached House
- Four Bedrooms
- Ground Floor Wc
- Generous Sized Living Room
- Spacious Dining Room
- Summer House/Cabin
- Garage
- Ample Off Street Parking
- Rear Garden Measuring Approx 64'
- Popular Greenacres Development







## LOCAL AREA INFORMATION FOR GREENACRES, 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.

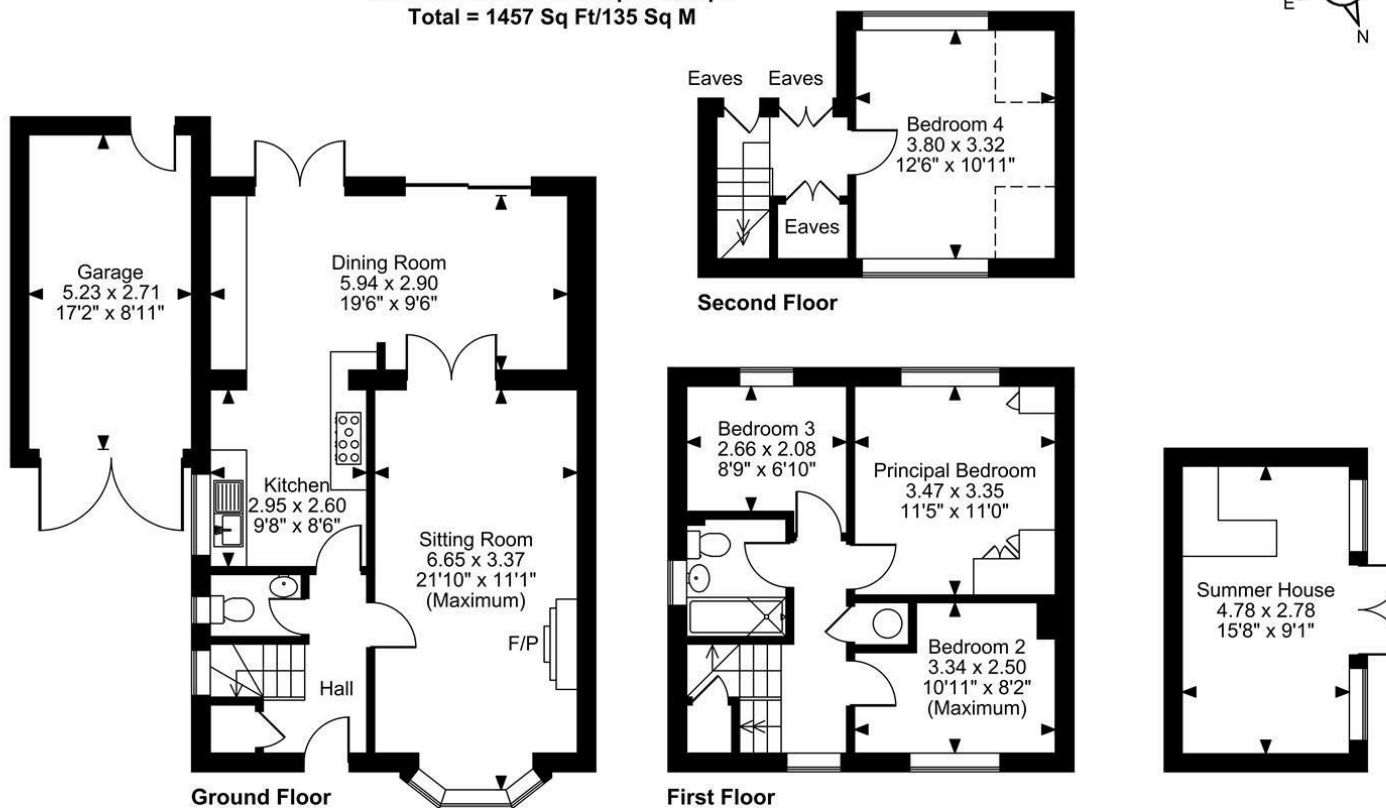
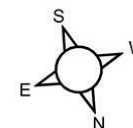
For education there is a comprehensive range of primary, grammar and private educational opportunities. For more schools information please visit [www.kent-pages.co.uk/education](http://www.kent-pages.co.uk/education) or ask for a Page & Wells Key Facts for Buyers Guides.

## ADDITIONAL INFORMATION

Freehold  
Council Tax Band D  
EPC Rating C  
Double Glazing  
Gas Central Heating



**The Avenue, Aylesford**  
Approximate Gross Internal Area  
Main House = 1161 Sq Ft/108 Sq M  
Garage = 153 Sq Ft/14 Sq M  
Summer House = 143 Sq Ft/13 Sq M  
Total = 1457 Sq Ft/135 Sq M



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

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