



**Forstal Road, Aylesford, ME20 7AH**  
**£250,000**



Situated on the outskirts of the picturesque Aylesford village, this well-presented and charming older style terrace house offers spacious and well-planned accommodation across two floors. The ground floor features a generous open-plan lounge/dining area (approx. 20') and a well-sized kitchen (approx. 21'). Upstairs, there are two bedrooms, a landing, and a bathroom/WC.

Externally, the property benefits from a pleasant rear garden extending to approx. 79', with the added convenience of rear pedestrian access. A versatile garden cabin, currently used as a home office, is equipped with power and lighting, offering an ideal workspace.

Residents can enjoy scenic walks along the nearby River Medway, immersing themselves in the tranquil surroundings. The village itself boasts a fantastic sense of community, historic charm, and a selection of cosy cafés and riverside pubs. Commuters benefit from excellent transport links, including Aylesford train station (with London connections via Strood) and easy access to both the M2 and M20 motorways..

- Well Presented and Charming Older Style Terrace House
- Two Bedrooms
- Generous Sized Lounge/Dining Room (Approx. 20')
- Good Sized Kitchen (Approx. 21')
- First Floor Separate Bathroom
- Rear Garden Extending Approx 79'
- Garden Cabin/Garden Office

| Energy Efficiency Rating                    |           |                                                                                                             |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                   |
| Very energy efficient - lower running costs |           |                                                                                                             |
| (92 plus) <b>A</b>                          |           | <b>82</b>                                                                                                   |
| (81-91) <b>B</b>                            |           |                                                                                                             |
| (69-80) <b>C</b>                            |           |                                                                                                             |
| (55-68) <b>D</b>                            | <b>59</b> |                                                                                                             |
| (39-54) <b>E</b>                            |           |                                                                                                             |
| (21-38) <b>F</b>                            |           |                                                                                                             |
| (1-20) <b>G</b>                             |           |                                                                                                             |
| Not energy efficient - higher running costs |           |                                                                                                             |
| England & Wales                             |           | EU Directive 2002/91/EC  |





### Local Information For Aylesford

The property is located in Aylesford which is renowned for its historical charm and boasts a rich history especially in the heart of the village, with landmarks such as the Aylesford Priory, and offers a range of amenities including local shops, cafes, and pubs which contribute to a vibrant community atmosphere.. , Aylesford provides easy access to neighboring towns and villages.

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.

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.

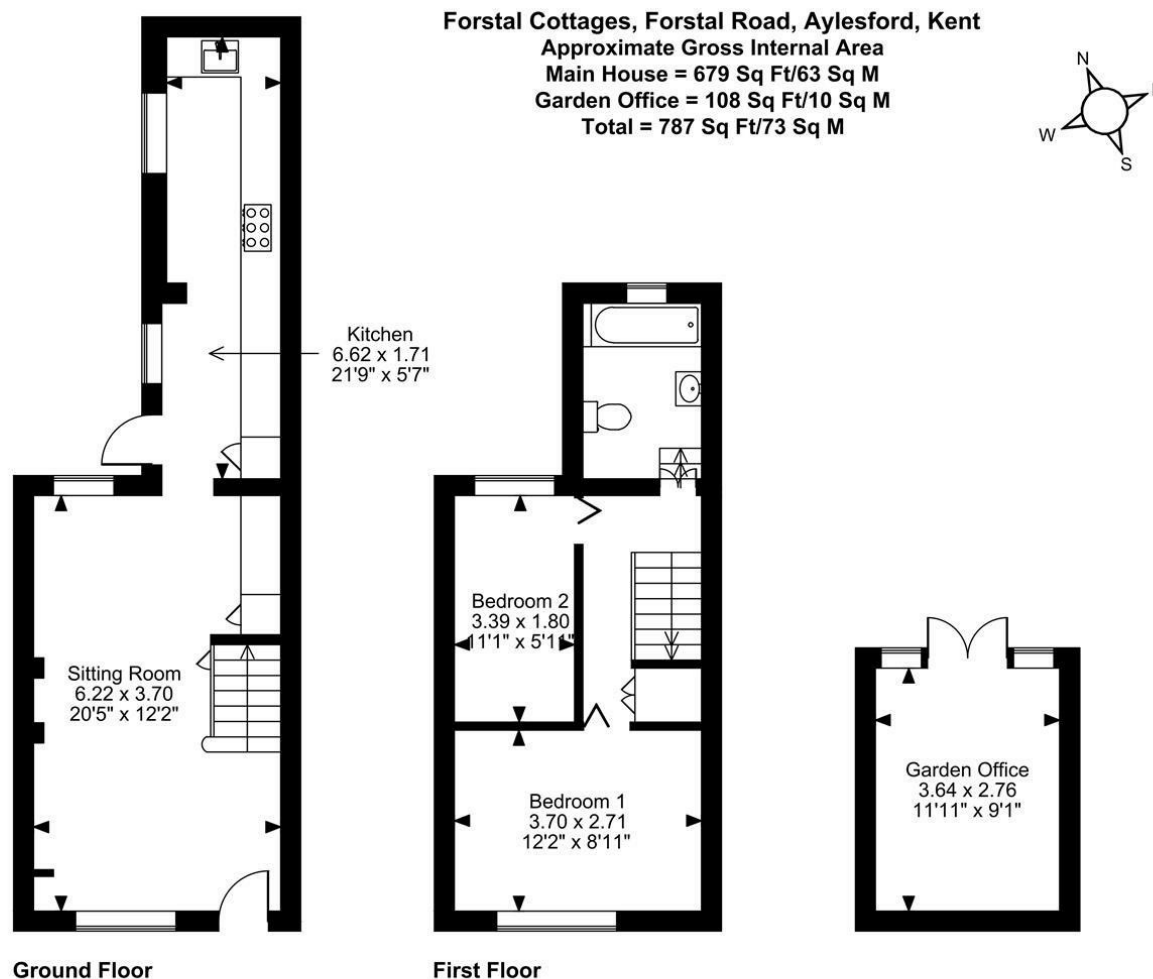
In terms of transport links, the property benefits from excellent road access, with convenient connections to major roadways such as the M20 and M2, facilitating easy commuting to nearby towns and beyond. Aylesford is also served by its own railway station, offering regular train services to London, Maidstone, and other destinations.

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 C  
EPC Rating D  
Double Glazing  
Gas Central Heating  
Loft  
Garden Cabin 11'11 x 9'1 with Power & Lighting





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