



**The Avenue, Aylesford, ME20 7LG**  
**Offers Over £375,000**





This extended three-bedroom semi-detached home is located within the popular and well-established Greenacres development in Aylesford. Offering generous living space, the property presents an exciting opportunity for buyers to modernise and create their ideal living space..

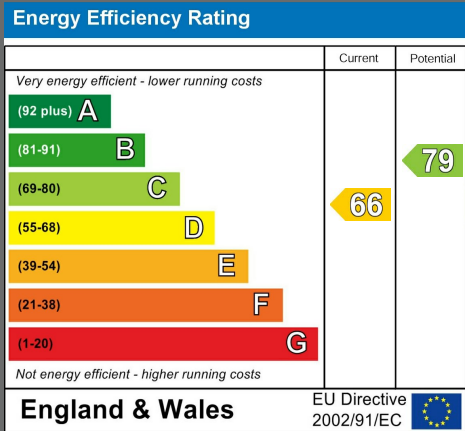
The ground floor features a entrance hall, a cloakroom/WC, a spacious lounge/dining room and a separate kitchen/breakfast room. Upstairs, the first-floor landing leads to three well-proportioned bedrooms and a family bathroom.

Outside, the property enjoys front and rear gardens, with the rear garden extending to approximately 52 feet in depth. A block-paved driveway provides off-street parking and leads to an attached garage.

Conveniently situated for access to the motorway, Aylesford train station, and Aylesford Retail Park, this home is offered with no onward chain.

Contact us today to arrange your viewing.

- No Onward Chain
- An Extended Semi Detached House
- Three Bedrooms
- Generous Sized Lounge/Dining Room
- Kitchen/Breakfast Room
- Ground Floor Wc
- Rear Garden Approx 52'
- Drive/Carport/Attached Garage
- Popular Greenacres Development
- EPC Rating D







## 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.

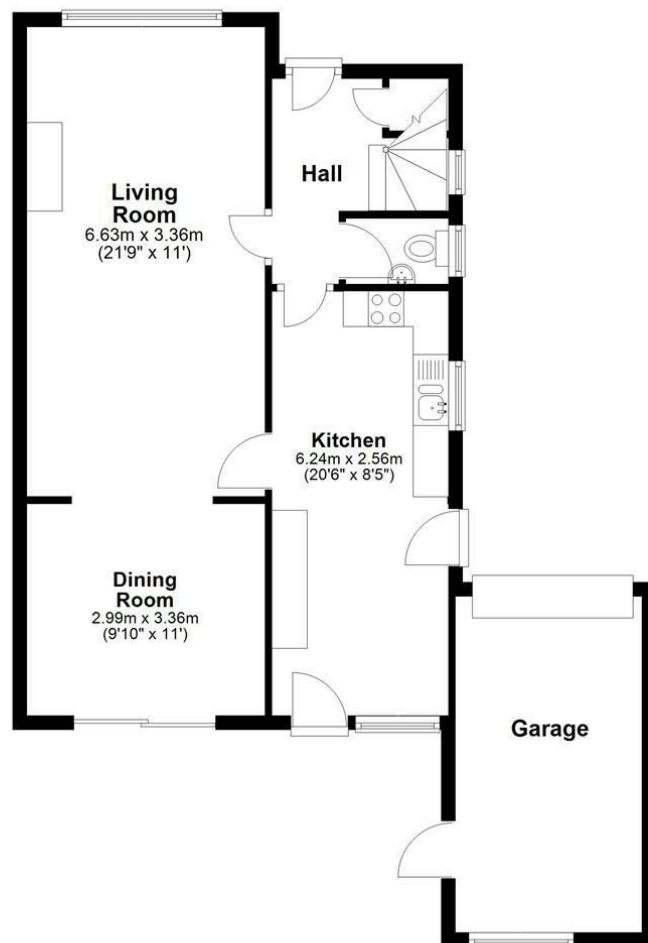
For education there is a comprehensive range of primary, grammar and private educational opportunities. For more schools information please visit [www.kent-pages.co.uk/education](http://www.kent-pages.co.uk/education) or ask for a Page & Wells Key Facts for Buyers Guides.

## ADDITIONAL INFORMATION

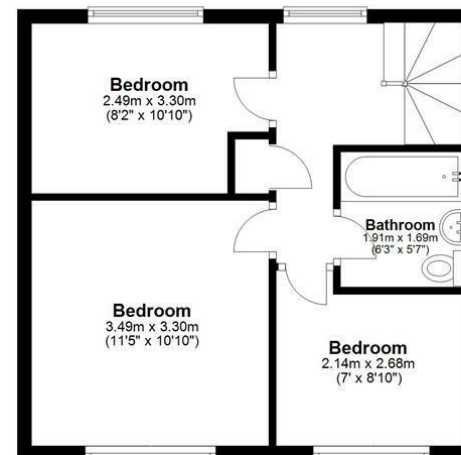
Freehold  
Council Tax Band D  
EPC Rating D  
Double Glazing  
Gas Central Heating  
Loft



### Ground Floor



### First Floor



Total area: approx. 105.1 sq. metres (1131.7 sq. feet)

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