



Price
£350,000

Freehold

3x  2x  1x 

**The Avenue,
Greenacres, Aylesford,
Kent, ME20**

Wards
Helping you move forwards



Main features

- **Perfect home for a growing family**
- **Sociable lounge/diner - ideal for bringing the family together**
- **Private & secluded rear garden to enjoy**
- **Walk to well reputed schools**
- **Leisure facilities aplenty - Larkfield Leisure Centre & Leybourne Lakes Country Park nearby**



Nearest Schools

Primary Schools: Aylesford Primary 0.2 miles, Ditton C of E Junior School 1.0 miles, St Peter's C of E Primary 1.3 miles

Secondary Schools: Aylesford School 0.2 miles, The Mallings School 2.2 miles, Grange Park School 2.5 miles



Transport Information

Train Stations: Barming 1.3 miles, Snodland 2.4 miles, Maidstone East 2.5 miles

Accommodation

GROUND FLOOR

Entrance Hall

Shower Room

Kitchen: 14'3 x 7'10 (4.35m x 2.39m)

Lounge/Diner: 22'1 x 10'10 (6.74m x 3.30m)

Conservatory: 18'6 x 9'10 (5.64m x 3.00m)

FIRST FLOOR

Landing

Bedroom 1: 11'8 x 10'1 (3.56m x 3.08m)

Bedroom 2: 10'0 x 8'0 (3.05m x 2.44m)

Bedroom 3: 8'10 x 7'0 (2.69m x 2.14m)

Bathroom

OUTSIDE

Driveway & Garage

Front & Rear Gardens

Call Larkfield - 01732 847877 ■ wardsofkent.co.uk

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details



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