

# Bluebell

ESTATES



13, Rochester Road, Aylesford, ME20 7BS  
£250,000



## About this property.....

This 2 bedroom CHAIN-FREE cottage is situated right in the HEART OF AYLESFORD'S MEDIEVAL VILLAGE and is ideal for those looking to get on the property ladder, to add to their portfolio or maybe even as a holiday rental.

The property offers an open plan living space downstairs leading through to a utility area and a contemporary bathroom with a shower over the bath. Upstairs there are two bedrooms.

The low maintenance, decked rear garden is the perfect place to retreat to with a glass of wine after a hectic day and the cottage is perfectly situated to access the two free car parks and the recreation ground nearby.

We expect this competitively priced home to be snapped up so call us now to arrange your viewing.

## Situation.....

Aylesford village is a true gem that we can't help but adore! It exudes an incredible community spirit and boasts an array of historic properties. If you fancy a stroll to the local pub then our top pick is The Little Gem, a traditional alehouse dating back to the 1100s. Alternatively, you can grab a pint and some pub grub at The Bush or for something a little more adventurous you can always try a cocktail at The Hengist.

You'll have endless options for scenic strolls, with riverside walks, countryside hikes, and The Friars, an ancient religious house with a cafe, farmers market, and tranquil gardens right on the village's edge.

Aylesford boasts a good rated primary school in the centre of the village and an outstanding rated primary just outside the village along with a secondary school in the wider Aylesford area. Shopaholics will relish the proximity of an M&S food store, Sainsbury's, and an Aldi just up the road. Commuters are well-catered too, with London-bound services (changing at Strood) from Aylesford station, while Ebbsfleet International is just 23 minutes away by car, with trains to London St. Pancras in a mere 19 minutes. Plus, both the M2 and M20 motorways are a stone's throw away. And if all that isn't enough, Maidstone's County Town is just 4 miles away, offering a plethora of retail, educational and recreational facilities.











## Useful Information.....

## CHAIN FREE

Two Bedrooms

Open Plan Living Space

Utility Area

Courtyard Style Low Maintenance Garden

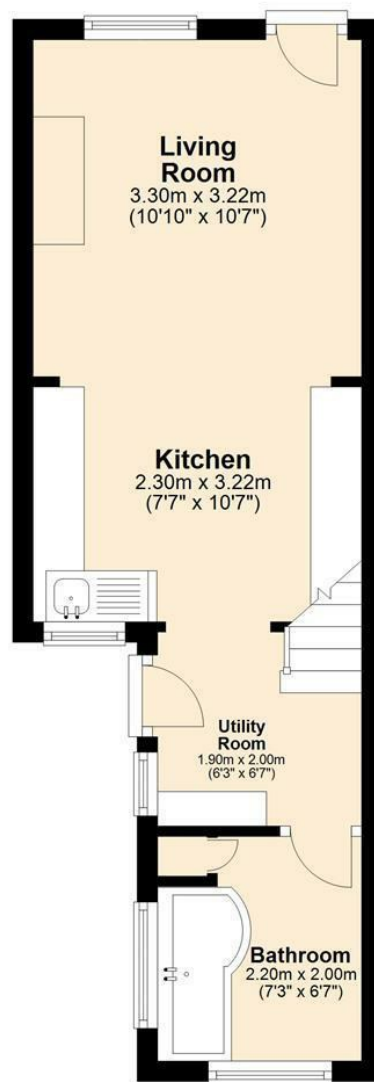
Aylesford Village Location With Nearby Riverside Walks

1.4km to Aylesford Train Station With Trains To St Pancras In Under 1 Hour



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### Ground Floor



### First Floor



#### Agents Notes

Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested.





