Bluebell

ESTATES

12, Sycamore Drive, Aylesford, ME20 7LD

£425,000

About this property.....

A wonderful opportunity to purchase this semi detached family home located within the sought after Greenacres development.

As you approach the property, a spacious driveway welcomes you, offering ample parking for multiple vehicles, complemented by the garage, ensuring that parking will never be a worry.

Upon entering, you step into the inviting entrance hallway, where you will find a staircase leading to the first floor, a convenient understairs storage cupboard, and a useful downstairs cloakroom. The hallway flows into the large living - dining room, then the kitchen and garden room.

Moving to the first floor, you will discover three bedrooms and the bathroom. The second floor offers a further bedroom and whilst the shower cubicle in this room is no longer is use, there could be the potential to alter the room and create an en-suite.

Outside, the property boasts a fantastic mature rear garden, an ideal space for the entire family to enjoy. The house has huge potential to extend (STPP) across the back as many of the neighbouring properties have done so this house really could grow along with your family.

Houses in this location tend to get snapped up so get in touch for more information or to arrange a viewing.

Situation.....

Greenacres is located just under a mile from Aylesford village, which boasts an array of interesting historical sites, restaurants, and bars. Our top pick is The Hengist with its fine dining and cocktails but we also have a soft spot for The Little Gem, a traditional alehouse dating back to the 1100s. There is also The Bush public house which serves food and The Chequers which is looking for a new owner but boasts a fantastic riverside courtyard garden. 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.

What the owner says.....

4 Bedroom semi-detached home on sought after Greenacres development.
Spacious open plan living-dining room.
Scope to replace rear extension and open up the kitchen to create large open kitchen-dining-family room.
Good size Westerly facing rear garden.
3 bedrooms and family bathroom on first floor.
Main bedroom with decommissioned shower on top floor
Garage, driveway and long front garden.
First time on market since 1968
Less than 10 minutes walk (0.4 miles) to Ofsted 'Outstanding' Primary and Ofted 'Good' Secondary.
Just over 1km walk to Aylesford Station with journey times to London St Pancras in less than 1 hour.

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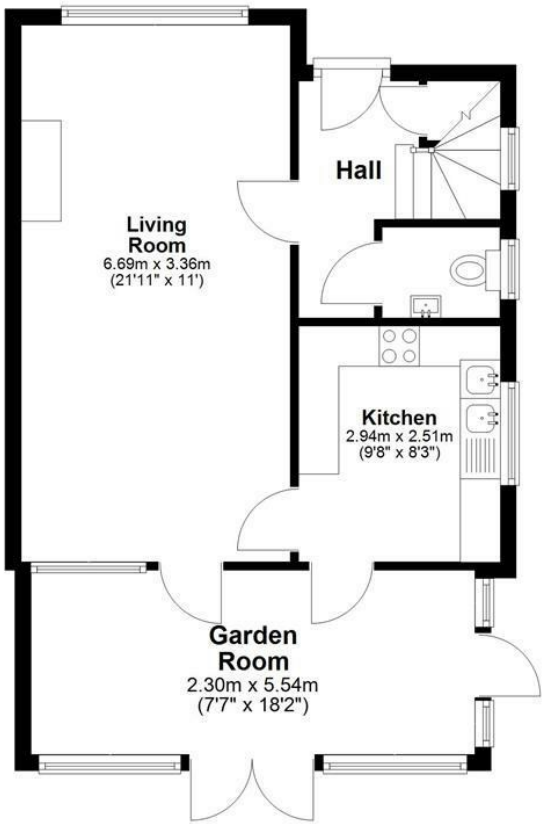
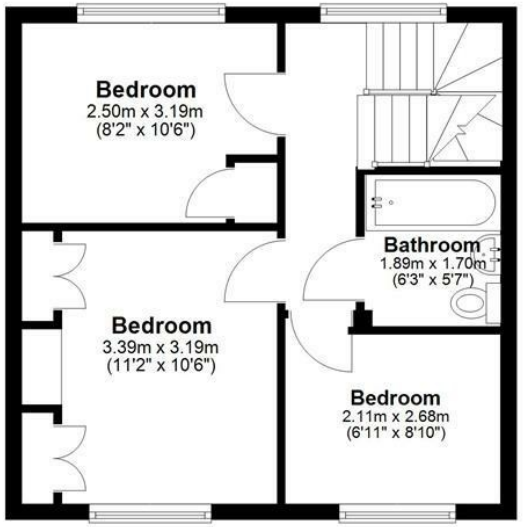
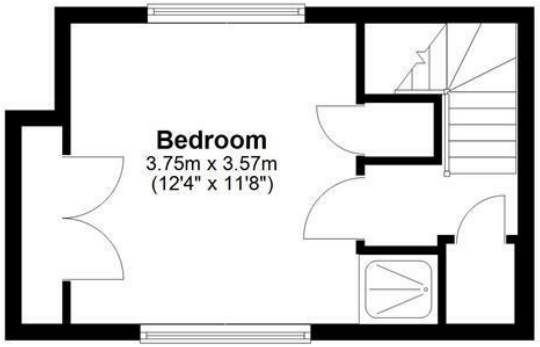
Ground Floor



First Floor



Second Floor



Total area: approx. 109.7 sq. metres (1180.4 sq. feet)

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.