

Bluebell

ESTATES



5, Orchard Avenue, Aylesford, ME20 7LX
£450,000

About this property.....

On the market for the first time in over 50 years, this generously proportioned, EXTENDED 4 bedroom home has all the space your growing family will need.

Situated on arguably the MOST POPULAR ROAD within the GREENACRES development and just a 450m walk to the OUTSTANDING rated Valley Invicta Primary School, the extensions now mean that this home benefits from an enlarged entrance hall, the addition of a downstairs cloakroom and a dining room at the back, however this room could be used for a variety of uses and would make a great play room. Alternatively there is the scope for the new owners to perhaps open up the rear extension to create that open plan kitchen-dining-family area that everyone craves these days with bi-folding doors leading out onto the garden.

The property is sitting on a great plot with a generous front garden, ample parking, a garage and the cherry on top is the SOUTH WESTERLY FACING 85ft rear garden.

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.

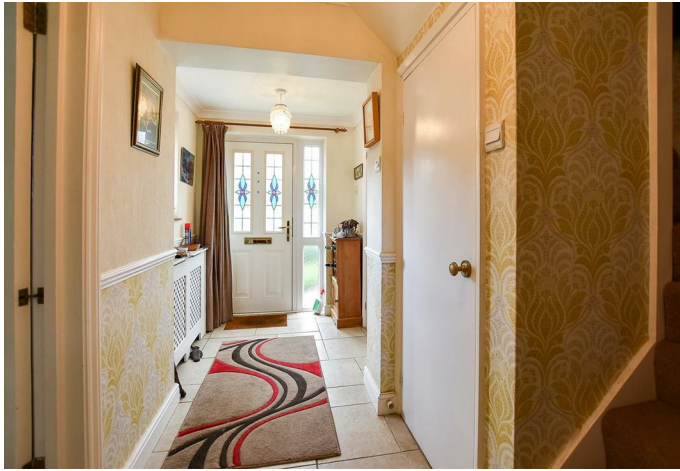
Aylesford boasts a good rated primary school in the centre of the village and an outstanding rated primary just outside the village along with a secondary school in the wider Aylesford area. Shopaholics will relish the proximity of an M&S food store, Sainsbury's, and an Aldi just up the road.

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.









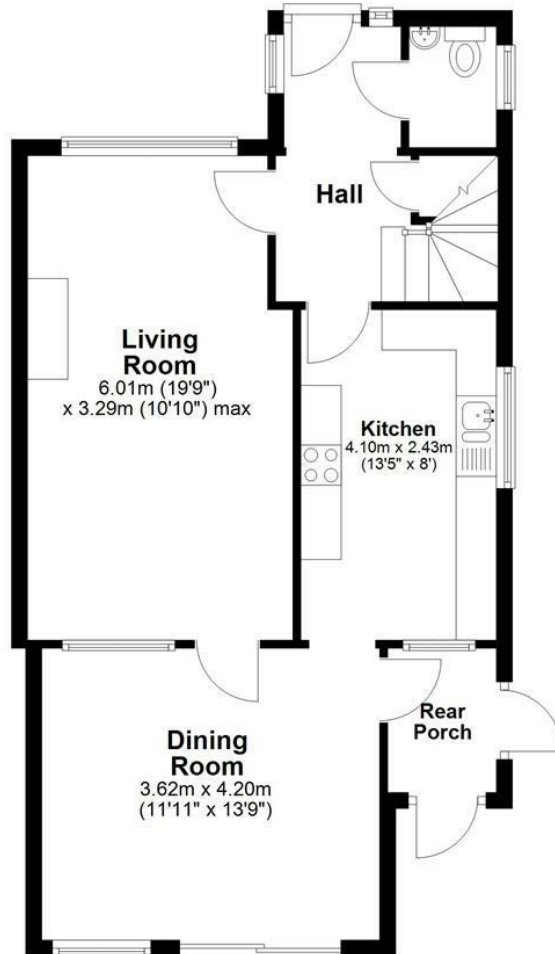
Extended 4 Bedroom Semi Detached Family Home
Generous Living Room & Further Reception Room
85ft South Westerly Facing Rear Garden
Popular 'Greenacres' Development
Downstairs Cloakroom
Driveway For 3-4 Vehicles
Garage
450m From Outstanding Valley Invicta Primary School
800m Walk To Aylesford Station With Journey Times To St Pancras In Less Than 1 Hour



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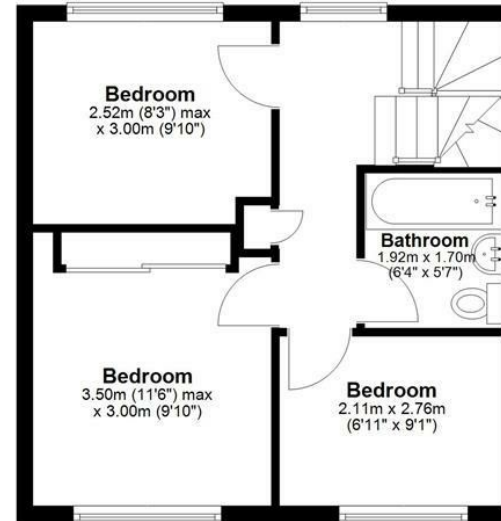
Ground Floor

Approx. 57.6 sq. metres (619.5 sq. feet)



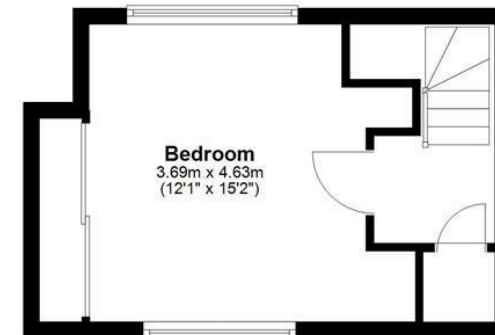
First Floor

Approx. 35.1 sq. metres (377.4 sq. feet)



Second Floor

Approx. 20.3 sq. metres (218.4 sq. feet)



Total area: approx. 112.9 sq. metres (1215.4 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.



