



37, Teapot Lane, Aylesford, ME20 7JX  
Fixed Asking Price £525,000

## About this property.....

### PRICE REDUCED TO ENCOURAGE AN IMMEDIATE SALE

Welcome to Teapot Lane, where this NEWLY BUILT 4 bedroom DETACHED family home awaits its first owners. This property, thoughtfully designed for modern living also benefits from the peace of mind that a 10 year structural warranty provides. Step into the spacious entrance hall, which is the perfect place to welcome guests and you can access the living room, cloakroom or sociable open-plan kitchen-dining room which is not only high-end but also boasts a useful utility cupboard and french doors opening to the rear garden.

Ascending to the first floor, discover two good sized double bedrooms, along with a smaller third and fourth bedroom as well as a gorgeous family bathroom and large light filled landing that could also double as a work from home space.

Outside, a south-westerly facing rear garden with patio awaits. Parking won't be an issue, with a driveway to the side for numerous vehicles, EV charging point along with an attached garage which also has a rear door to the garden.

Unlike most other new builds there is no service charges to worry about here and the developer has installed a cable ready to supply electric gates should you and your new neighbour decide to install them. Being next door to an 'Outstanding' Primary school and 'Good' secondary school as well as a short walk from the train station and bus stop we can't think of a better location for a young family.

## Situation.....

This property is ideally located next to Valley Invicta's 'Outstanding' Primary School, a pre-school, and an Ofsted-rated Good Secondary School. It's also just about one mile from Aylesford village, known for its strong community spirit, charming historic properties, and a variety of dining and drinking options. Our top pick is the very trendy Hengist Restaurant which offers fine dining and instagrammable cocktails, there is also The Chequers riverside pub and restaurant and quaint Little Gem; a traditional alehouse dating back to the 1100s.

For outdoor enthusiasts, the area offers many scenic strolls, including riverside walks, countryside hikes, and visits to The Friars, an ancient religious house featuring a café, farmers' market, and tranquil gardens on the edge of the village. Shopping is convenient too, with M&S Food, Sainsbury's, and Aldi just up the road.

Commuters will appreciate excellent transport links. Aylesford station, just across the bridge at the bottom of the lane, offers London-bound services via Strood, while Ebbsfleet International is only 23 minutes away by car, with direct trains to London St. Pancras in just 19 minutes. The M2 and M20 motorways are also within easy reach.

Additionally, Maidstone, the County Town, is just 4 miles away and offers a wide range of retail, educational, and recreational facilities, with frequent buses available at the top of the lane.











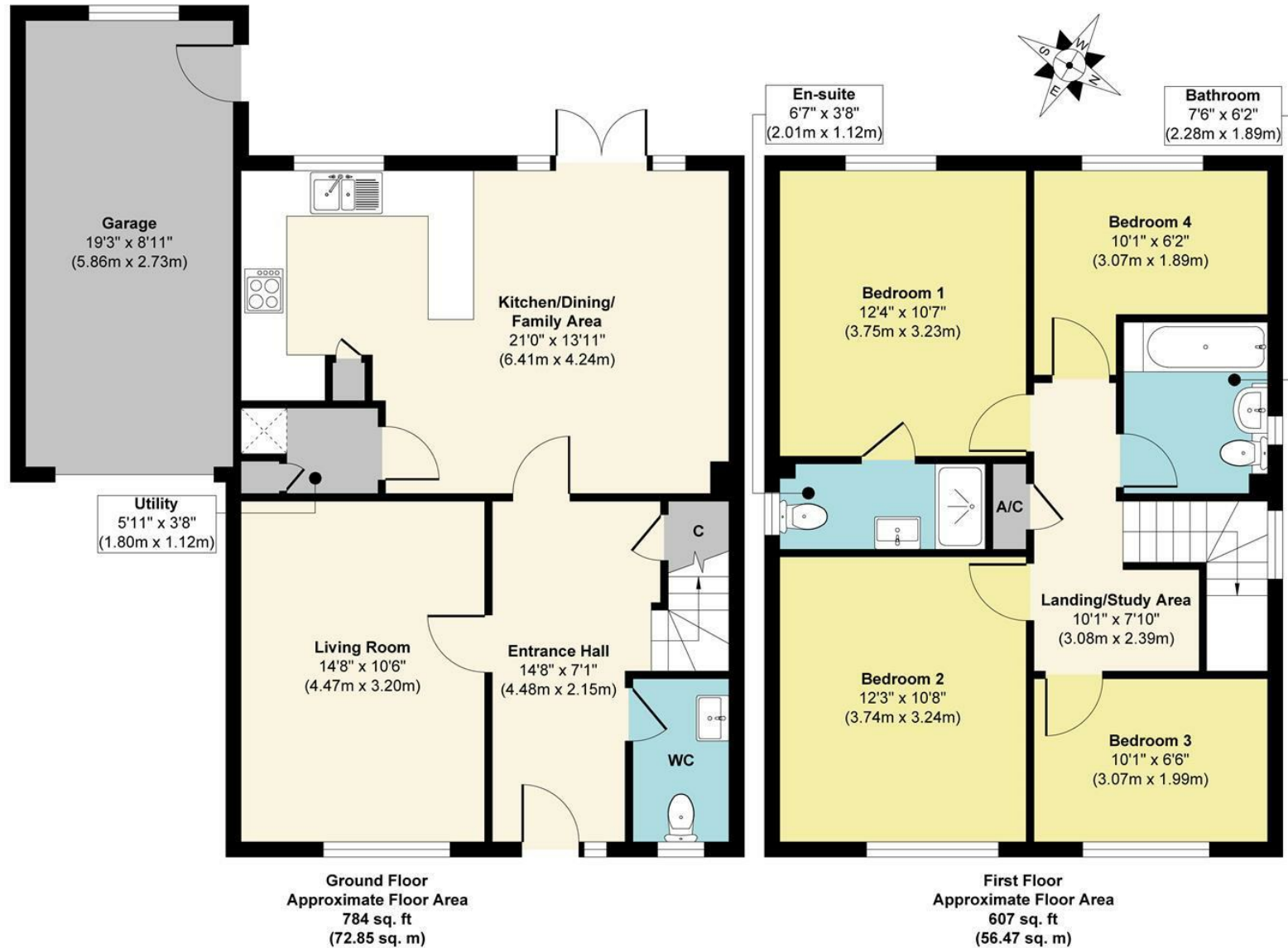
## What the owner says.....

Some images have been virtually staged  
Has solar Photovoltaics and Electric vehicle charger  
A Rated Energy Performance Certificate  
Awaiting Council Tax Band Assessment  
10 year Premier Structural Warranty  
Cable installed to facilitate the fitting of electric gates should both new owners decide to install them at a later date.





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**Approx. Gross Internal Floor Area 1391 sq. ft / 129.32 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## 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.



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