



153, The Avenue, Aylesford, ME20 7RF
£450,000

About this property.....

Situated on the highly sought-after Greenacres development, this extended four-bedroom family home is just over half a mile from an Ofsted-rated OUTSTANDING PRIMARY SCHOOL and a well-regarded secondary school.

The current owners have thoughtfully reconfigured the ground floor, creating a welcoming bay-fronted living room and a spacious open-plan kitchen-dining-family room —perfect for modern family living. A convenient downstairs cloakroom and utility room completes the space.

Upstairs, the traditional layout offers three well-proportioned bedrooms and a family bathroom, while the generous dual-aspect fourth bedroom occupies the entire top floor and offers scope for enlargement (stp) to add an en-suite if you need one.

French doors open from the kitchen-dining-family room onto the westerly-facing rear garden, where you can soak up the afternoon sunshine. A pergola-covered hot tub provides a private retreat, ideal for relaxation.

With a detached garage and driveway parking, this home truly offers the perfect blend of space, style, and convenience.

Situation.....

Greenacres is a well-established residential development built in the 1960s, primarily featuring semi-detached family homes. A small row of local shops, including takeaways, hairdressers, and a convenience store, adds to the area's convenience.

Families are well-placed for education, with an Ofsted Outstanding-rated primary school and a Good-rated secondary school nearby on Teapot Lane. Just under a mile away, Aylesford village offers a rich blend of history, dining, and characterful pubs. Our top pick is The Little Gem, a traditional alehouse with roots tracing back to the 1100s. The Chequers, a timber-framed pub dating from 1511, serves excellent food and boasts a picturesque riverside terrace. For something more contemporary, The Hengist offers Instagram-worthy cocktails and fine dining.

Shopping options are plentiful, with an M&S Foodhall, Sainsbury's, Aldi, and Lidl all within easy reach. Commuters benefit from London services via Aylesford station, just a 10-minute walk away, with connections at Strood. Alternatively, Ebbsfleet International is around 24 minutes (17 miles) by car, offering high-speed trains to London St Pancras in just 18 minutes. Excellent road links via the M2 and M20 make travel effortless. For even more amenities, Maidstone—the County Town—is only 4 miles away, providing an extensive range of shopping, education, and leisure facilities.











What the owner says.....

We have spent 27 very happy years in this house, watching our two daughters grow from small children to successful students and now mature adults, making memories that will live with us for the rest of our lives. Both moved out several years ago now and we have reluctantly decided to take the next step in our own lives and down-size into a house suited more to a retired couple than a young family.

Even recently we have asked ourselves why we are moving as not only are we still happy here but the house is perfectly located, with schools, shops, bus routes, railway stations, motorways and lovely walks along the river all on our doorstep, as well as a nice coffee shop, pubs and restaurant in the village.

A lot of work has been done on the house in recent years, not only putting our own stamp on the living areas but also externally (new roof and repointing of wall) and we hope that whoever moves into the house next will be as happy here as we have all been.





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Total area: approx. 115.4 sq. metres (1242.6 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.



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