



27, Orchard Avenue, Aylesford, ME20 7LX
£440,000

About this property.....

A CHAIN FREE, EXTENDED, 3 bedroom family home just 450m from an Ofsted-rated OUTSTANDING PRIMARY SCHOOL and a well-regarded secondary school.

Situated in the highly popular GREENACRES development, this property offers ample space downstairs for a growing family, yet still has the scope to extend further by perhaps opening up the rear extension to create that open plan kitchen-family area that everyone craves. Alternatively you could convert the loft to create a huge master bedroom and en-suite, subject to the usual consents. The possibilities are endless.

The property is sitting on a GREAT SIZED PLOT. 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.

Outside, the property boasts a fantastic mature rear garden, an ideal space for the entire family to enjoy and the real cherry on the top is that it's SOUTH FACING too.

Houses in this location are in high demand at the moment so get in touch for more information or to arrange a viewing.

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 lived in our house for 39 years. It has been a wonderful family home. We have so many happy memories of raising our children here who are now adults so it feels right for us to now start a new chapter in our lives.

Orchard Avenue is a lovely quiet road with little passing traffic. Due to the large size of the gardens there is a real sense of privacy. The neighbours are very friendly and welcoming as we are sure the new owners will soon find out.

Everything is on the doorstep, whether it be excellent schools, shops, public transport or relaxing country walks.

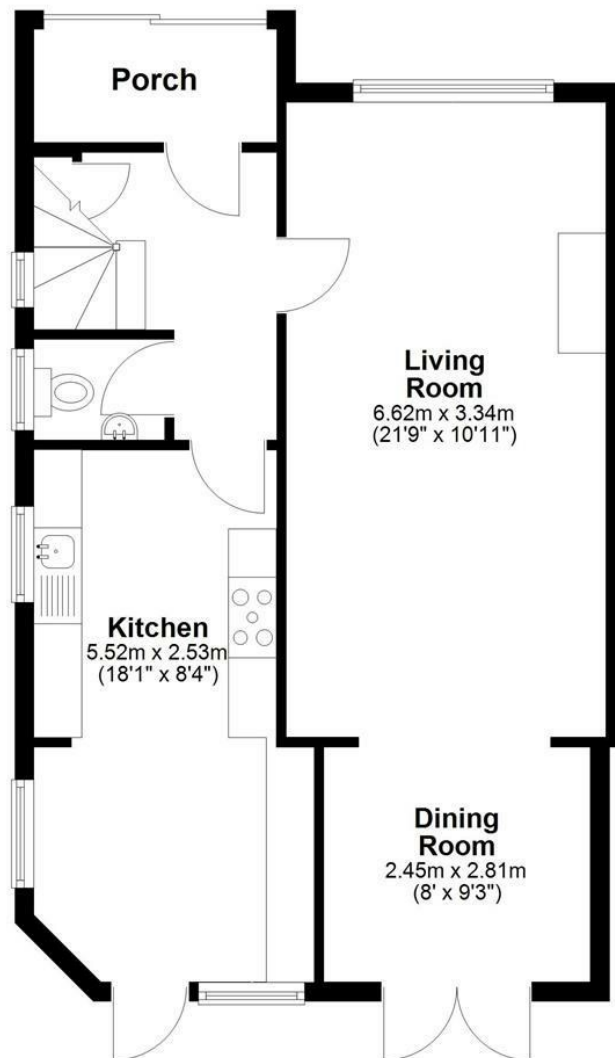
We will miss Orchard Avenue and its residents.



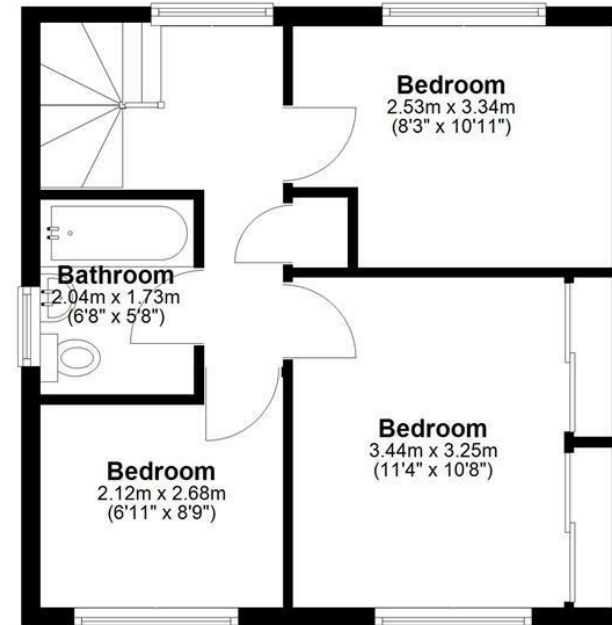


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Ground Floor



First Floor



Total area: approx. 93.0 sq. metres (1000.8 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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