



5, The Avenue, Greenacres, Aylesford, ME20 7LG  
£435,000



## About this property.....

A lovely EXTENDED 3 bedroom semi detached home on the sought after GREENACRES.

With its SOUTH WESTERLY facing garden, this house is filled throughout with light and sunshine which is one of the reasons the current owners purchased the house almost 40 years ago. The property has been extended at the back across the full width of the house creating a larger kitchen, a DOWNSTAIRS SHOWER ROOM and a perfect area to sit and relax overlooking the garden. With the potential to add a fourth bedroom and en-suite in the loft (all subject to necessary consents), this property has even more scope for a growing family.

As you approach the property, a neatly presented front garden welcomes you, along with a spacious driveway offering ample parking for multiple vehicles, complemented by the GARAGE, ensuring that parking will never be a worry.

Located just a short 600m walk away from the nearest primary school (Ofsted Outstanding), secondary school (Ofsted Good) as well as Poppy Pre-School, which offers out-of-school clubs and wrap-around care, this location is perfect for families with young children.

Properties within Greenacres tend to get snapped up quickly to contact us now to arrange to see what this home really has to offer.

## 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 the past 39 happy years in this family home and have wonderful memories bringing our daughter up here. We have always found the neighbours friendly and helpful as we are sure the new owners will.

One of the reasons we stayed here so long is that it is ideally positioned for easy access to the M20 motorway and in walking distance of schools, doctors, dentist, shops, Aylesford train station and bus routes.

It is time now to move nearer our family.





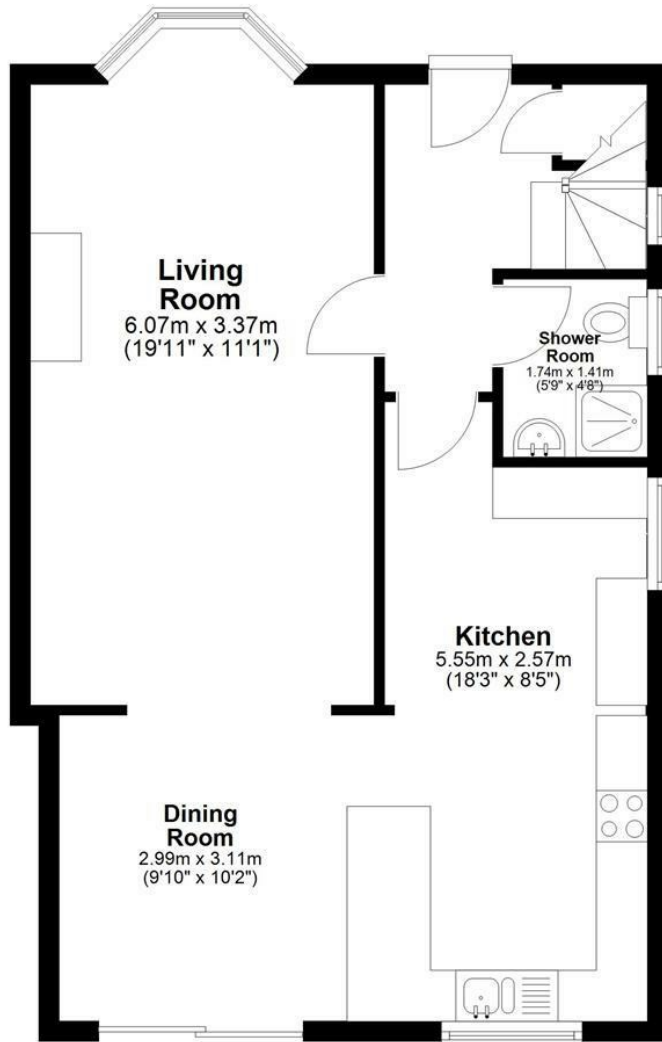




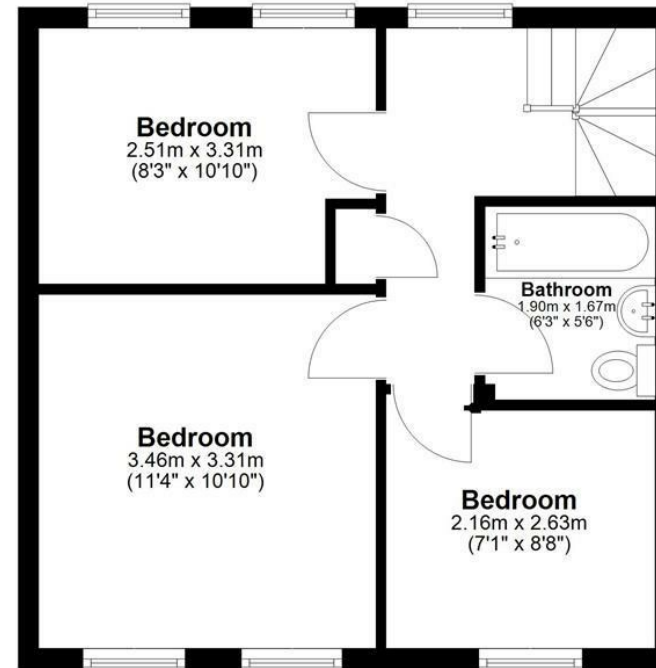


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### Ground Floor



### First Floor



Total area: approx. 91.1 sq. metres (980.7 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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