



64, Teapot Lane, Aylesford, ME20 7JT  
£445,000



## About this property.....

Nestled on Teapot Lane in Aylesford, this handsome semi-detached house, built in the 1930s, offers a delightful blend of character and modern living. The property has been beautifully maintained throughout, ensuring a warm and inviting atmosphere for its future occupants.

Upon entering, you will find two spacious reception rooms that are bathed in natural light, thanks to the traditional bay fronted design. These rooms provide ample space for both relaxation and entertaining, making them perfect for family gatherings or quiet evenings at home. The well-appointed kitchen, downstairs cloakroom and dining area further enhance the home's functionality in addition to the garage and ample driveway.

The property boasts three comfortable bedrooms, providing plenty of room for a growing family or guests. The bathroom is conveniently located, ensuring ease of access for all.

One of the standout features of this home is the large rear garden, which is a true haven for gardening enthusiasts. At the far end, there is an allotment area, perfect for those wishing to cultivate their own vegetables and enjoy the fruits of their labour. This outdoor space is ideal for children to play, or for hosting summer barbecues with friends and family.

Additionally, there is potential to extend the property further, allowing you to tailor the home to your specific needs and desires. This semi-detached home on Teapot Lane presents a wonderful opportunity so don't miss your chance to make this charming property your new home.

## Situation.....

Teapot Lane is a perfect location for families with Valley Invicta's 'Outstanding' Primary School, a pre-school, and an Ofsted-rated Good Secondary School all on the lane. 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.



















Three Bedroom Semi Detached 1930's Property  
Huge Potential To Extend  
Large Rear Garden - Great For Families  
Garage & Driveway  
Ideally Located For Outstanding Ofsted Rated Primary School  
Ideally Located for Access To M20 Motorway & Local Amenities  
5 Minute's Drive (1.1 Miles) to Barming Station with Journey Times to London Victoria In  
Around 1 Hour





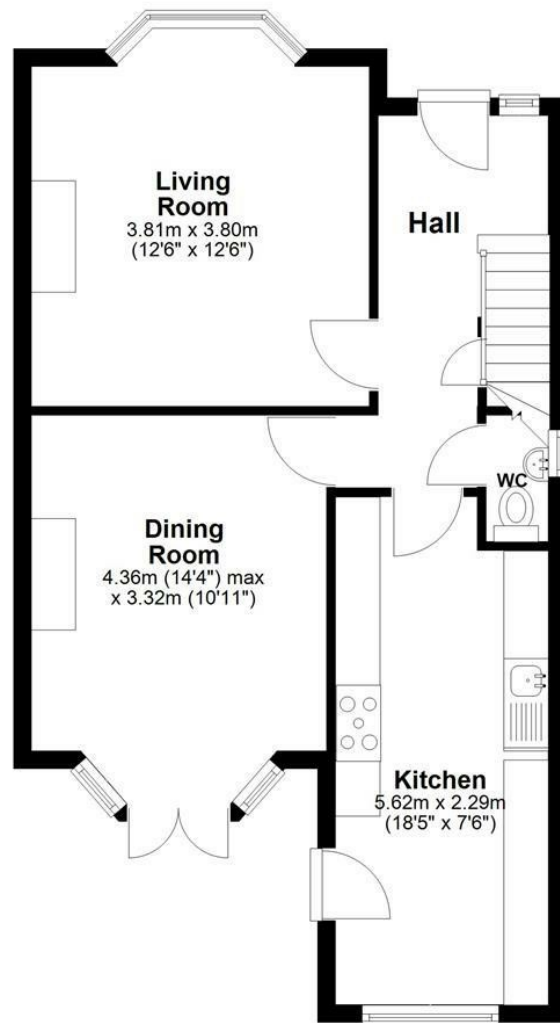




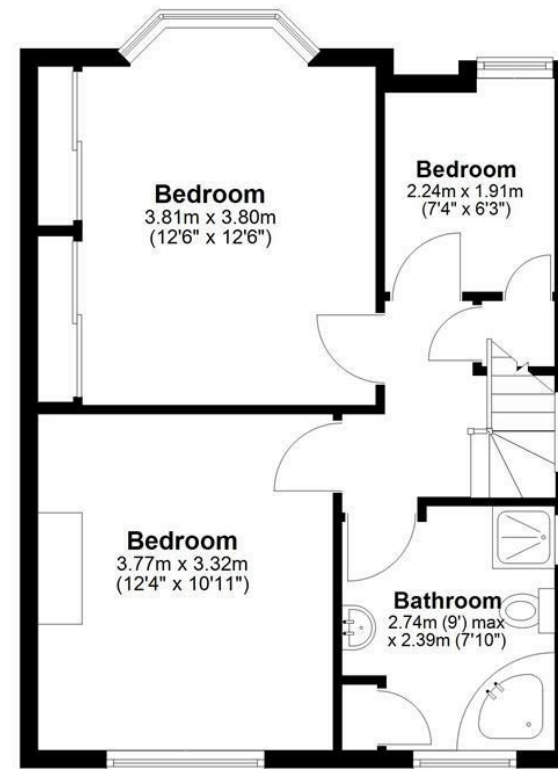


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**Ground Floor**



**First Floor**



Total area: approx. 96.0 sq. metres (1033.4 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.



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