



8, The Oaks, Aylesford, ME20 7LT
Offers In Excess Of £400,000

About this property.....

A chain free, extended 3 bedroom semi detached property in this sought after location.

Situated within Greeneacres, this property offers buyers the opportunity to create a wonderful family home, as it has been for the current owners for many years. The property has been extended across the back to add a family room and a utility room but we feel this space could be opened up make a fantastic kitchen - dining - living space with bi folding doors (STPP). A further extension has been added at the front of the house adding the convenience of a downstairs shower room.

On the first floor you will find 3 bedrooms, a bathroom and a separate toilet, which could easily be changed to make one larger bathroom. These properties are well suited to extend further into the loft space so as your family grows, the house can grow with you too.

One of the particular features of this property is the lovely sunny rear garden. With its Worcester Pearmain apple tree and Cobnut tree, along with a further wild apple tree, this established garden isn't overlooked and is the perfect space for families to enjoy.

With an Ofsted outstanding rated primary school literally a stones throw away, we feel this competitively priced property, has a lot to offer so get in touch to arrange to view before you miss out.

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.....

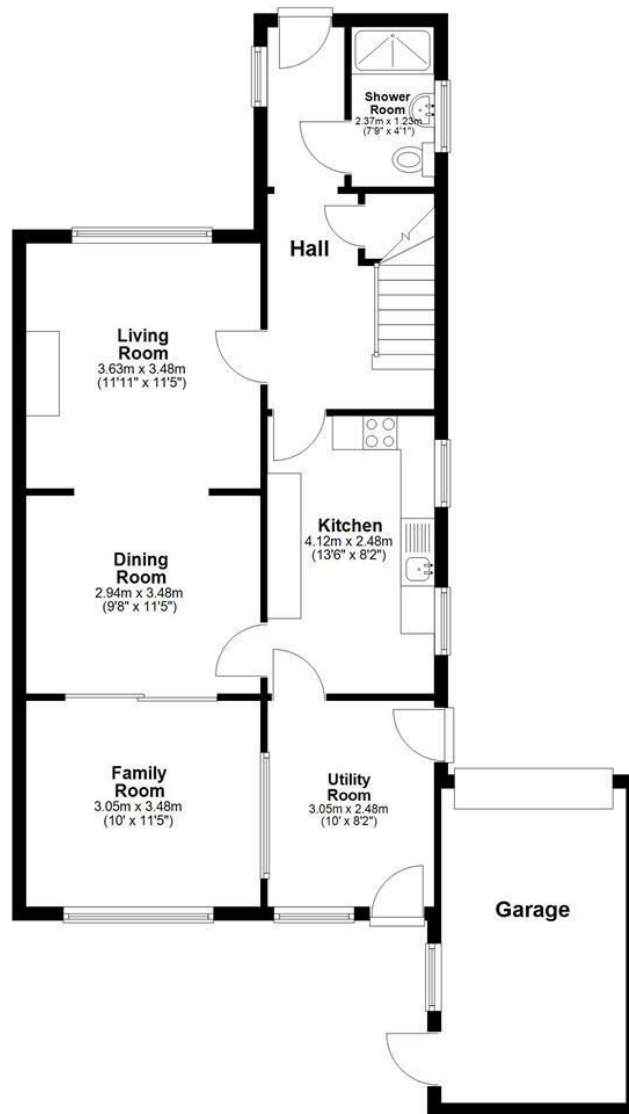
This has been our family home for more than sixty years, ever since our parents were married. Over this time, the garden has had its vegetable patch, its cricket pitch, its climbing tree swing and its bird feeder. It has always been a delightful place to be out in. The house has many happy memories and, if we didn't already have our homes elsewhere with our respective partners, I doubt we would ever sell! It was great being able to walk to school, play in the 'Pit' recreation ground, cycle the block (always keeping on a pavement), pop to the shops and walk to the train station. The neighbours have always been friendly and helpful, especially to our mother in her later years. We think this would be a super house and garden for a young growing family.



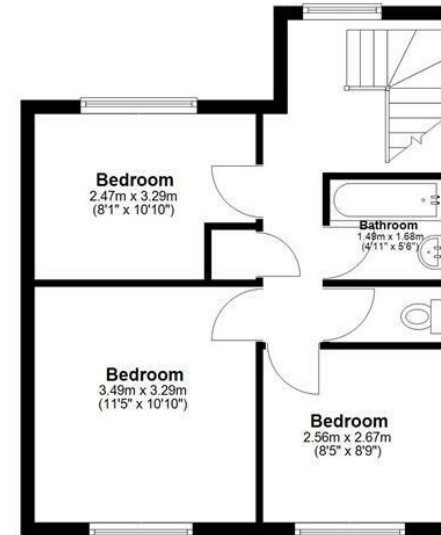


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Ground Floor



First Floor



Total area: approx. 120.3 sq. metres (1294.7 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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