



## 31 Hengist Drive, Aylesford, ME20 7FF

GUIDE PRICE £400,000 - £420,000

Nestled in the desirable location of Hengist Drive, Aylesford, this stunning semi-detached house offers a perfect blend of modern living and comfort. Built in 2020, this new build property spans an impressive amount of square feet and is situated within a gated complex, providing peace of mind for residents. The home boasts three well-proportioned bedrooms, including a master suite complete with an ensuite shower room, ensuring privacy and convenience. A family bathroom and a downstairs cloakroom add to the practicality of the layout, making it ideal for families or those who enjoy hosting guests.

The contemporary fitted kitchen features sleek gloss units, creating a stylish space for culinary endeavours. The generous rear garden is perfect for outdoor entertaining or simply enjoying the fresh air, while the driveway accommodates up to four vehicles, a rare find in many properties.

Residents will benefit from a modest service charge of £600 per year, and the property falls within council tax band D. With an Energy Performance Certificate (EPC) rating of B, this home is not only modern but also energy-efficient. Additionally, the complex includes a children's play park, making it an excellent choice for families with young children. This property is a fantastic opportunity for those seeking a contemporary home in a vibrant community. Don't miss your chance to make this lovely house your new home.

- GATED COMPLEX
- COUNCIL TAX BAND D
- EPC RATED B
- £600pa SERVICE CHARGE
- 3 BEDROOMS 2 BATHS
- DRIVEWAY FOR 2 CARS
- CHILDRENS PLAY PARK
- CLOAKROOM
- GUIDE PRICE £400,000 - £420,000

**£400,000**



Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
871.87 ft<sup>2</sup>  
81 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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