



4 Empress Road
Aylesford, Maidstone
ME20 7FX
£625,000

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Description

Superb opportunity to purchase this stunning house built by Redrow Homes. The award winning Heritage range "The Cambridge" exemplifies this traditional 1930's design, creating a charming characterful home with the convenience and efficiency of a 21st century living. Presented in stunning order, the stylish interior is evident once the threshold is crossed, one of the features of "The Cambridge" is the well proportioned nature of the accommodation, being 1500 square feet with luxury touches. No expense has been spared in the kitchen/family room with feature wood burning stove for cosy evenings in. The rear garden is landscaped and secluded ideal for family barbecues and a further sun terrace looking back over the rear garden to the house. This fantastic family home is ideally located in the exclusive development, The Lawns, at Preston Hall in Aylesford, Kent and is ready for the new owner to move straight in. As soon as you arrive at this location, you are sure to be impressed, you go down the sweeping road towards the former mansion house and find this property in pretty surroundings with green areas and trees all around. Preston Hall park is so named after the former residents of the Culpepper family with earlier history going back to the Norman conquests and latterly it was used as a hospital after the second world war. The substantial grounds have been sympathetically developed keeping many open spaces and avenues of mature trees and meandering paths. Agents Note: Please note that the property is owned by a staff member at Ferris & Co. There is a maintenance charge of approximately £337 per annum.

Location

This fantastic family home is ideally located in the exclusive lawns development at Preston Hall in Aylesford, Kent. Easy access of excellent shopping facilities at The South Aylesford Retail Park, a quarter of a mile south of the property. Aylesford Village is also within a quarter of a mile and is renowned for its Medieval Bridge, Friary and charming period dwellings adjacent to the River Medway, local primary school in the village and the secondary school in Teapot Lane. Maidstone, the County Town, is some four miles distant and has a wider selection of local amenities including, two museums, theatre, county library, multi screen cinema and two railway stations connected to London. There is also a railway station in Aylesford and Barming, approximately one mile distant and offers regular services to London on The Victoria Line. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and The Channel Ports.

Council Tax Band

F

VIEWINGS STRICTLY BY APPOINTMENT

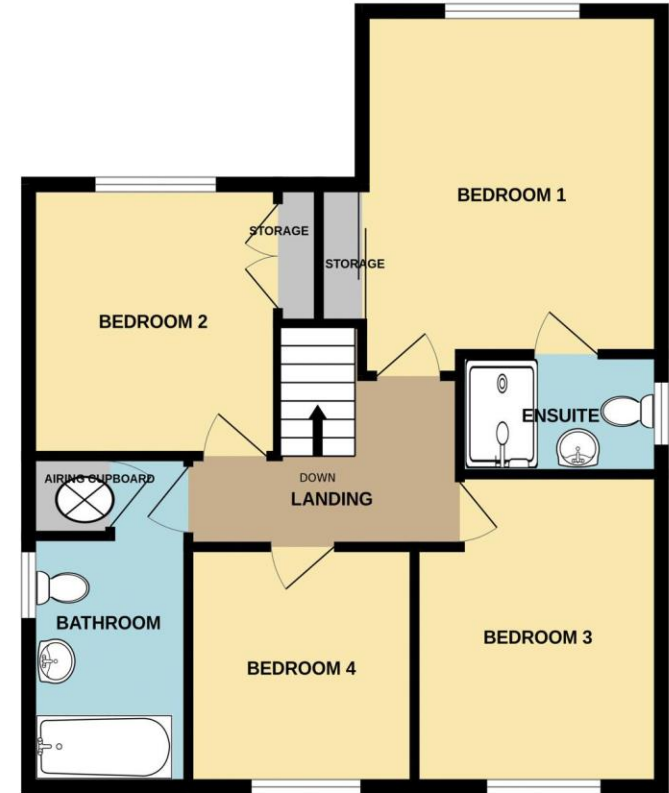
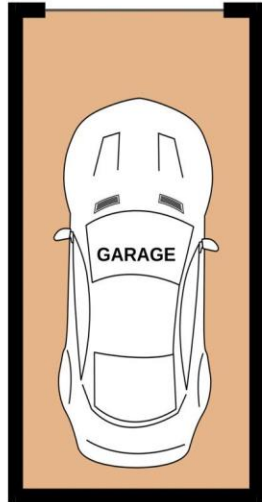
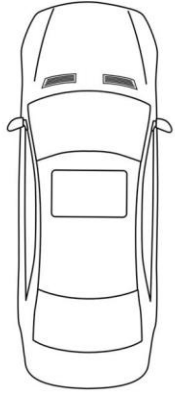
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		92 A
69-80	C	83 B	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
820 sq.ft. (76.2 sq.m.) approx.

1ST FLOOR
652 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA : 1473 sq.ft. (136.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ON THE GROUND FLOOR

ENTRANCE CANOPY

Outside light, partly glazed composite entrance door in dove grey with black furniture.

ENTRANCE HALL

Wood effect vinyl flooring, staircase to first floor with wooden balustrade, radiator, window to front.

LOUNGE 16' 7" x 11' 10" (5.05m x 3.60m)

Window to front which floods the room with natural light, fitted electric Roman blind controlled by remote, radiator, electric fire with water vape effect, marble surround and hearth with concealed lighting.

KITCHEN / DINING / FAMILY ROOM 25' 0" x 12' 11" (7.61m x 3.93m)

Kitchen Picture window overlooking rear garden with fitted slatted blind, wood effect vinyl flooring, contemporary units in dove grey with matte steel furniture and complimenting marble effect worktops, electric 4 burner hob with extractor hood above. Integrated AEG oven, AEG eye level microwave, Zanussi fridge freezer and BEKO dishwasher. One and half bowl stainless steel sink with drainer and polished chrome mixer tap with dual pull out spray. Pull out larder cupboard and deep pan drawers. Partly tiled walls with grey metro tiling and spotlights. Fantastic peninsula with cupboards one side and built-in shelving on the other providing excellent additional storage. Dining / Family Continuous wood effect vinyl flooring, understairs storage cupboard with power, double casement doors with side panels to the rear garden, window overlooking rear garden with fitted slatted blind, double radiator, spotlights, stunning feature dual fuel log burner, hearth and flue in a stylish matte black.

UTILITY 6' 5" x 5' 9" (1.95m x 1.75m)

Continuous wood effect vinyl flooring, partly glazed composite side entrance door accessed via the driveway, contemporary style units in dove grey with complimenting marble effect worktops, part metro tiling, built-in shelving, space for washing machine and separate tumble dryer, cupboard housing boiler.

CLOAKROOM

Ceramic tiled flooring and walls, white suite with low level wc, wash hand basin with mixer tap, radiator, window to front, fitted blinds, covered consumer unit.

ON THE FIRST FLOOR

LANDING

Radiator, access to roof space which is insulated, partially boarded and has a light.

BEDROOM 1 13' 11" x 12' 0" (4.24m x 3.65m)

Spacious, light and airy principal bedroom with window to front and fitted Roman blind, radiator, built-in wardrobes and door to:

EN-SUITE SHOWER ROOM

Ceramic tiled flooring and walls, white suite, low level WC, wash hand basin with mixer tap, walk in shower with rainforest and an additional hand held shower head, glass sliding shower door. Window to side, chromium plated heated towel rail and extractor fan.

BEDROOM 2 10' 2" x 9' 3" (3.10m x 2.82m)

Window to front with fitted Roman blind, built-in wardrobes across one wall, radiator.

BEDROOM 3 11' 0" x 9' 8" (3.35m x 2.94m)

Currently used as fabulous dressing room, window overlooking rear garden, radiator.

BEDROOM 4 9' 2" x 7' 7" (2.79m x 2.31m)

Window overlooking rear garden with fitted blind, radiator.

FAMILY BATHROOM

Ceramic tiled flooring and walls, white suite, low level WC, wash hand basin with mixer tap and mirrored cabinet above, panelled bath with mixer tap and shower over with glass shower screen. Window to side with slatted blind, chromium plated heated towel rail and built-in airing cupboard housing hot water cylinder.

OUTSIDE

To the front of the property there is a beautifully manicured hedge border, Astroturf lawn, with a selection of shrubs, brick paviour driveway for 3 vehicles which leads to a detached brick built garage measuring 18'6" by 9'5" with up and over entry door, electric, light and power. The rear garden is a particular feature, this generous plot is mostly laid to lawn with a paved patio adjacent to the house, a further seating area which is decked and paved is nestled in the back corner. The garden is very secluded, providing a wonderful space for entertaining and alfresco dining. Outside tap, security lighting, side pedestrian access to the driveway. enclosed and well stocked with mature trees and shrubs including Wisteria, and Lollipop trees.

Directions

From junction 5 on the M20, exit at the Coldharbour roundabout, take the second exit onto the London Road, A20, following signs to Larkfield. Passing through traffic lights at Hermitage Lane and at the next set of lights turn right into Preston Hall. When you go down the driveway, in front of Preston Hall turn right into Thomas Road and Empress Road is the first turning on the left where the property can be found on the right-hand side.



SALES OFFICES
01622 671200



sales@ferrisandco.net
www.ferrisandco.net



Penenden Heath Parade,
Penenden Heath, Maidstone, Kent ME14 2HN

