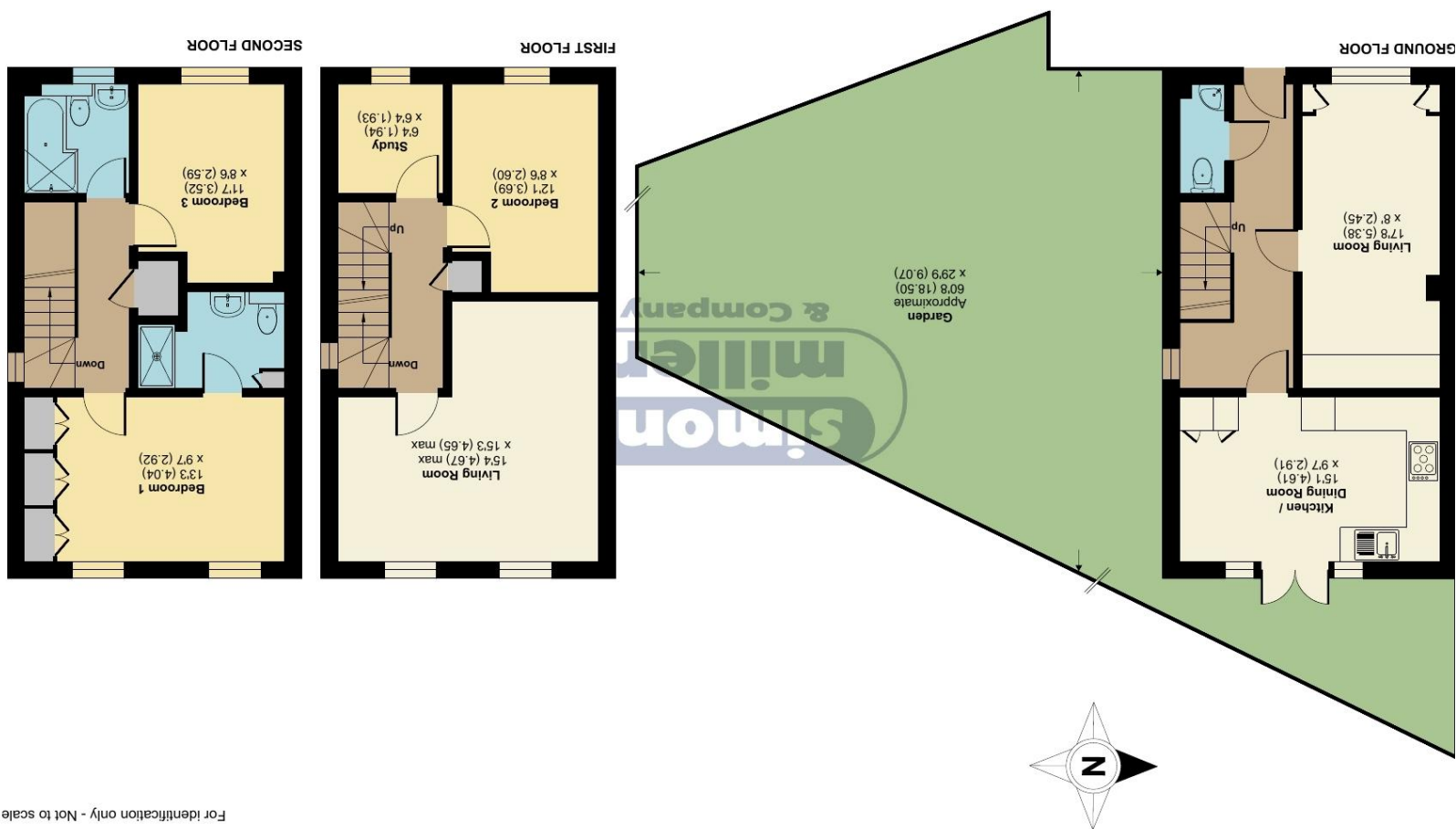




For identification only - Not to scale

Approximate Area = 1257 sq ft / 116.7 sq m

Bridge Place, Aylesford, ME20

24 Bridge Place, Aylesford, Kent, ME20 7JJ

OFFERS IN EXCESS OF: £425,000
EPC RATING: C





An exceptional family home occupying one of the largest and most desirable plots within this popular Aylesford development, offering over 1,250 sq ft of versatile accommodation together with a stunning 60ft south-facing rear garden that is simply unrivalled by any other home of this style on the road.

Beautifully presented throughout, this impressive property has been thoughtfully adapted to suit modern family living, offering flexible accommodation across three floors that can evolve with your family's needs. The ground floor is centred around a superb 15ft kitchen/dining room, creating the perfect space for everyday living and entertaining, with French doors opening directly onto the rear garden. The original garage has been professionally converted to provide an additional reception room, currently used as a spacious living room but equally suited as a playroom, home office, cinema room or even a ground floor bedroom if required. A contemporary cloakroom completes the ground floor. Moving upstairs, the versatility of this home continues. The first floor is home to a fantastic 15ft lounge, flooded with natural light and enjoying wonderful views across the rear garden. Should additional bedroom space be required, this room could easily become a fourth double bedroom. This floor also offers a further double bedroom together with a separate study, creating an ideal work-from-home environment away from the main living accommodation. The second floor provides an excellent principal suite, with the main bedroom benefiting from fitted wardrobes and a modern en-suite shower room. A further generous double bedroom and stylish family bathroom complete the accommodation. Without question, the standout feature of this home is the garden.

Positioned on a unique corner plot, the rear garden extends to approximately 60ft in length and, thanks to its shape, offers significantly more outdoor space than any other comparable property within the development. South-facing and enjoying sunshine throughout the day, it provides the perfect setting for entertaining, family life and simply relaxing outdoors. Whether it's summer barbecues on the patio, children enjoying the extensive lawn or future landscaping opportunities, this is a garden that truly sets the property apart.

To the front, the property offers a generous driveway providing off-road parking for multiple vehicles. Bridge Place is a quiet cul-de-sac perfectly positioned for both families and commuters. Quarry Wood Retail Park, with Sainsbury's, Costa Coffee, Nando's and a range of everyday amenities, is just moments away, while Aylesford mainline station and excellent access to the M20 make commuting effortless. Families will appreciate the nearby schools, parks and open green spaces, whilst the historic village of Aylesford offers riverside walks, charming pubs and highly regarded restaurants. Homes offering this level of space are rare. Homes with a garden of this size are even rarer. Combining a flexible layout, over 1,250 sq ft of accommodation and arguably the best plot on the development, this is a property that genuinely stands out from the competition. Early viewing is highly recommended.

Freehold
EPC: C
Council Tax: D
Full Fibre Broadband



- **LARGEST PLOT OF THIS HOUSE DESIGN ON THE DEVELOPMENT**
- **FOUR DOUBLE BEDROOMS & HOME OFFICE**
- **STUNNING 60FT SOUTH-FACING REAR GARDEN**
- **OVER 1,250 SQ FT OF FLEXIBLE ACCOMMODATION**
- **DRIVEWAY PROVIDING PARKING FOR MULTIPLE VEHICLES**
- **GARAGE CONVERSION CREATING AN ADDITIONAL RECEPTION ROOM**

TAKE A LOOK AT: WWW.SIMONMILLER.CO.UK

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Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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