

### Property Description

Discover this beautifully presented three-bedroom semi-detached house nestled in the peaceful village of Aylesham. Offering a perfect blend of modern comfort and classic charm, this property is ideal for families or first time buyers.

The entrance hall leads into a bright and airy lounge, perfect for relaxing or entertaining guests. The contemporary kitchen/dining area features integrated appliances and ample space for family meals, opening onto a private rear garden - ideal for outdoor gatherings and summer barbecues.

Upstairs, you'll find three well-proportioned bedrooms, including a generous master bedroom with en-suite. The family bathroom is modern and stylish, equipped with a bathtub.

Additional benefits include off-road parking, a useful storage shed, and double glazing throughout to ensure energy efficiency.

Located in the friendly village of Aylesham, the property offers easy access to local amenities, schools, and excellent transport links to nearby towns and cities. Whether you're looking for a family home or a peaceful retreat, this property is sure to impress.

## Entrance Hall

## Cloakroom

## Living Room

14' 4" Max x 12' 3" Max ( 4.37m Max x 3.73m Max )

## Kitchen

15' 4" x 8' 10" ( 4.67m x 2.69m )

## Landing

## Bedroom One

11' 9" x 9' 6" ( 3.58m x 2.90m )

## En Suite

## Bedroom Two

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

## Bedroom Three

7' 8" x 5' 11" ( 2.34m x 1.80m )

## Bathroom

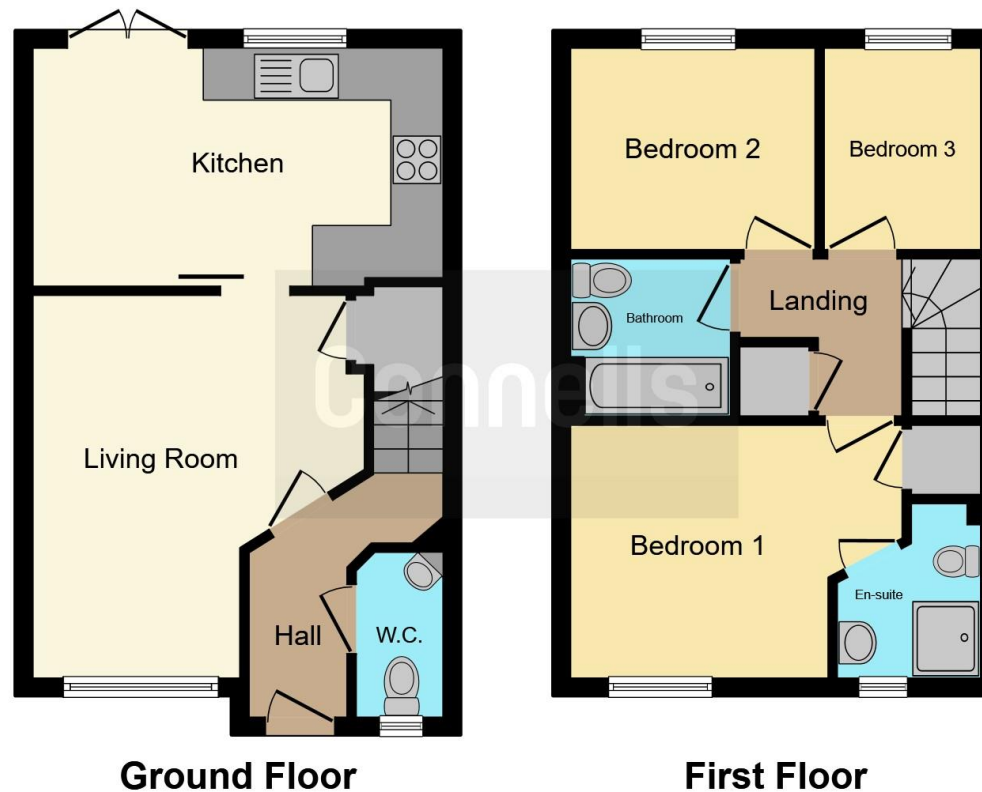












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: B Council Tax  
 Band: B

Tenure: Freehold

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