



**Yew Tree Close, Aylesford, ME20 7RJ**  
**Offers Over £350,000**




### 3 Bedroom Semi Detached House in Cul-de-Sac in sought after Aylesford.

This house is full to the brim of opportunities and has had a family here for many happy years. This home is now available to transform into its next journey. There is a large open lounge/dining room and separate kitchen and there is a lean too conservatory which is not used but adds potential space. To the first floor there are three bedrooms and a family bathroom. There is full gas central heating and double glazed window throughout with the benefit of a recent boiler service.

Located at the end of a cul-de-sac there is plenty of space with a front garden and a large driveway running the full length of the house leading to a garage and a good size garden to the rear.

This house is a canvass ready for full transformation and reinvention offering a multitude of possibilities.

- Complete Renovation Opportunity
- 3 Bedroom Semi Detached House
- Sought After Aylesford Area
- Benefits From Cul De Sac Location
- Large Plot Front And Side
- Gas Central Heating
- Double Glazing
- Large Driveway
- EPC Rating C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





## LOCAL AREA INFORMATION FOR GREENACRES, AYLESFORD

Aylesford is a sought after area thanks to its convenient access to so many things. Greenacres itself offers a small parade of shops, Valley Invicta Primary School and a children's park.

For local recreation you have a leisure centre at Larkfield, a wealth of parks, green spaces and countryside close by. Cobtree Park, Leybourne Lakes and Manor Park are particularly noteworthy.

Aylesford offers a good range of shops, supermarkets and eateries all within close proximity. Nearby West Malling is one of the most attractive small towns in mid-Kent with a wide main street lined on each side by a fine collection shops and eateries. Maidstone town centre is approximately 5 miles away and offers extensive amenities.

For the commuter Junction 4 of the M20 gives access to the motorway network. Aylesford train station is within walking distance. This connects with the fast service into St. Pancras and Ashford International. There is also a mainline train station at nearby West Malling. Maidstone, Tonbridge and Sevenoaks all provide an excellent and comprehensive range of educational, recreational and shopping facilities together with further mainline stations serving London Bridge, Cannon Street, Charing Cross and Victoria.

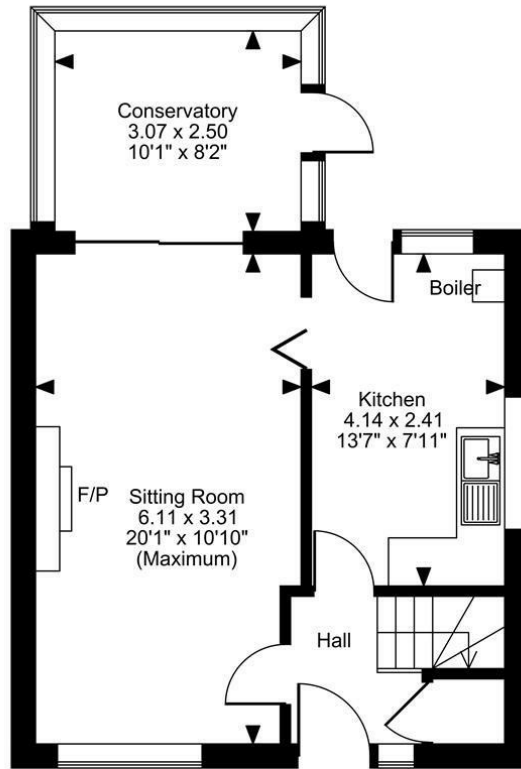
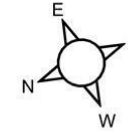
For education there is a comprehensive range of primary, grammar and private educational opportunities. For more schools information please visit [www.kent-pages.co.uk/education](http://www.kent-pages.co.uk/education) or ask for a Page & Wells Key Facts for Buyers Guides.

## ADDITIONAL INFORMATION

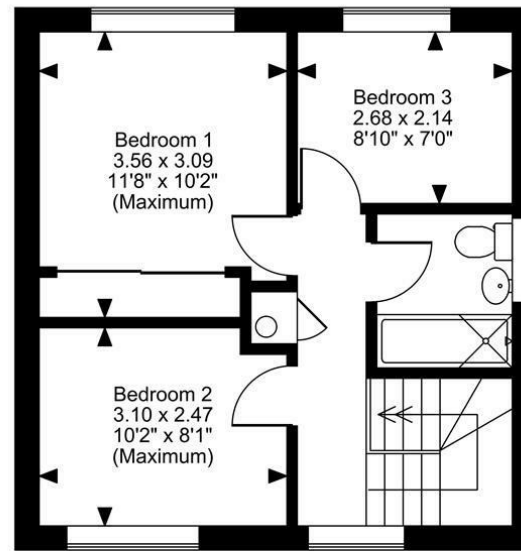
- Freehold
- Brick Built
- Council Tax Band C
- EPC Rating C
- UPVC Double Glazing
- Gas Central Heating (regularly serviced)



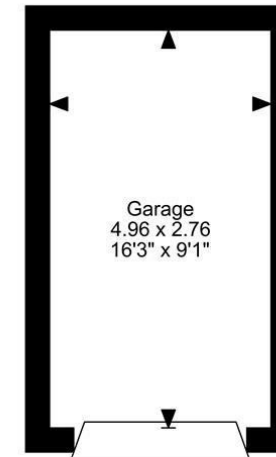
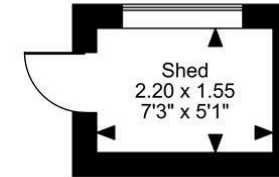
**Yew Tree Close, Aylesford**  
**Approximate Gross Internal Area**  
 Main House = 851 Sq Ft/79 Sq M  
 Garage = 147 Sq Ft/14 Sq M  
 Shed = 37 Sq Ft/3 Sq M  
 Total = 1035 Sq Ft/96 Sq M



**Ground Floor**



**First Floor**



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