Birch Crescent, Aylesford, ME20 7QE
Offers Over £750,000

Page & Wells

PRESTIGIOUS 5 BEDROOM DETACHED HOME in Birch Crescent of Aylesford. This remarkable five-bedroom and 2 bathroom detached house presents an exceptional home. Spanning over 1,785 square feet, the property is thoughtfully designed to cater to modern living while exuding charm and elegance. On approach there is a large driveway that accommodates parking for up to three vehicles and there is a landscaped tiered garden down to the front door setting the stage for the delightful interiors that await.

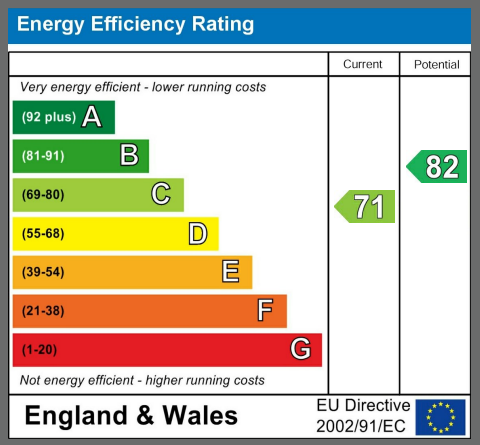
Upon entering, you are greeted by a large hallway featuring a cleverly designed built-in walk-in cupboard. The heart of the home is undoubtedly the stunning open-plan kitchen and dining area, which boasts a prestigious fitted kitchen perfect for culinary enthusiasts. This inviting space seamlessly connects to a separate lounge, complete with a cosy log burner, and a media area that is ideal for relaxation. Additionally, a utility room and cloakroom provide practical amenities for everyday living.

The first floor houses five generously sized bedrooms, one of which is currently utilised as a dressing room/office, offering versatility to suit your needs. Two well-appointed bathrooms ensure that the demands of a busy household are effortlessly met, with attention to detail evident throughout the property.

Externally, the rear garden is a fantastic space for summer entertaining, featuring easy access from two separate large French doors and side access. The patio area is perfect for al fresco dining, while the lawn provides ample room for children to play or for quiet moments of relaxation.

This prestigious home is a rare find on one of Aylesford's most sought-after roads.

- **Impressively Presented Detached House**
- **Five Bedrooms**
- **Master Bedroom with En Suite**
- **Modern Open Plan Kitchen/Dining/Family Room**
- **Generous Sized Living Room**
- **Modern First Floor Bathroom Incorporating Seperate Shower Cubicle**
- **Utility Room**
- **Cul-De-Sac**
- **Situated in The Highly Desirable Area of Holtwood**
- **EPC Rating C**



LOCAL AREA INFORMATION FOR HOLTWOOD, AYLESFORD

Aylesford and Ditton are a sought after area thanks to its convenient access to so many things. Holtwood itself offers a small parade of shops within the development.

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 a comprehensive range of educational, recreational and shopping facilities.

For the commuter Junction 4 of the M20 gives access to the motorway network. Aylesford train station connects with the fast service into St. Pancras and Ashford International. There is also a mainline train station at nearby West Malling connecting to both London Victoria and from 1st December 2022 London Charing Cross.

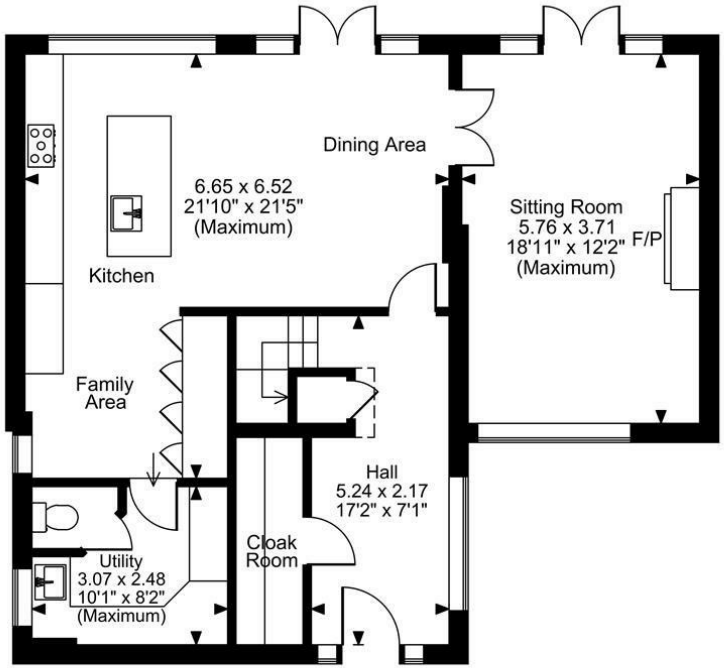
For education there is a comprehensive range of primary, grammar and private educational opportunities. For more schools information please visit www.kent-pages.co.uk/education or ask for a Page & Wells Key Facts for Buyers Guides.

ADDITIONAL INFORMATION

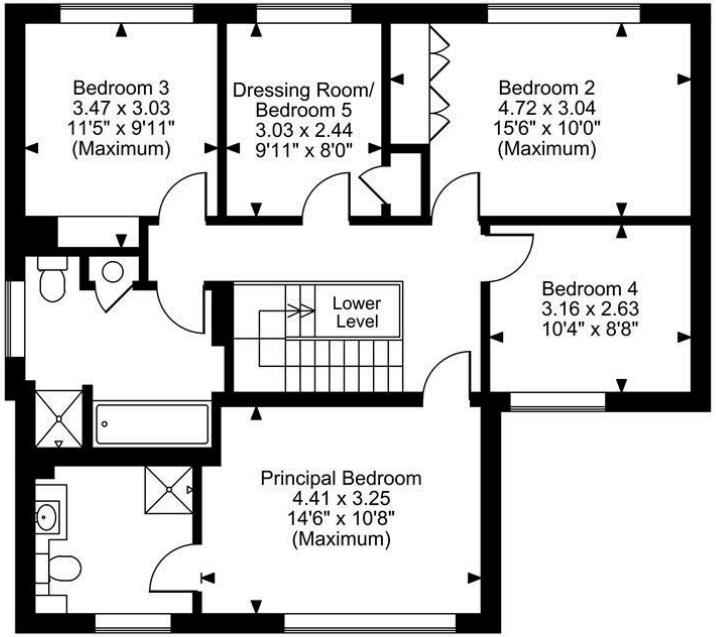
Freehold
Detached Home
Council Tax Band F
EPC Rating C
Extensive Renovations And Extending
Details Of Improvements Available On Request.

01732 841164
larkfield@page-wells.co.uk

Birch Crescent, Aylesford, Kent
Approximate Gross Internal Area
1785 Sq Ft/166 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
Denotes restricted head height
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8697407/SAP

Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are whose which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

ISO 9001 CERTIFIED ORGANIZATION
Certificate No: 15220/1