



# 31 Hengist Drive

Aylesford ME20 7FF

**Guide Price £400,000**



GUIDE PRICE £400,000 - £410,000

Nestled in the desirable location of Hengist Drive, Aylesford, this stunning semi-detached house offers a perfect blend of modern living and comfort. Built in 2020, this new build property spans an impressive amount of square feet and is situated within a gated complex, providing peace of mind for residents. The home boasts three well-proportioned bedrooms, including a master suite complete with an en-suite shower room, ensuring privacy and convenience. A family bathroom and a downstairs cloakroom add to the practicality of the layout, making it ideal for families or those who enjoy hosting guests.

The contemporary fitted kitchen features sleek gloss units, creating a stylish space for culinary endeavours. The generous rear garden is perfect for outdoor entertaining or simply enjoying the fresh air, while the driveway accommodates up to four vehicles, a rare find in many properties.

Residents will benefit from a modest service charge of £600 per year, and the property falls within council tax band D. With an Energy Performance Certificate (EPC) rating of B, this home is not only modern but also energy-efficient. Additionally, the complex includes a children's play park, making it an excellent choice for families with young children. This property is a fantastic opportunity for those seeking a contemporary home in a vibrant community. Currently rented and could be a good investment to add to your portfolio. Don't miss your chance to make this lovely house your new home.



## Area Map



## Floor Plans

Ground Floor

Floor 1



**Approximate total area<sup>®</sup>**  
871.87 ft<sup>2</sup>  
81 m<sup>2</sup>

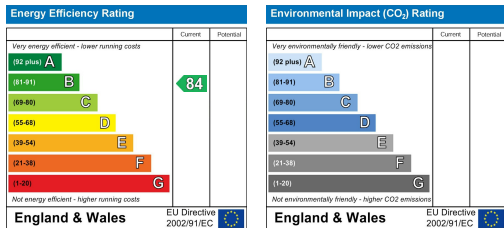
(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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## Energy Efficiency Graph



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