

# Bluebell

ESTATES



22, Bridge Place, Aylesford, ME20 7JJ  
Offers In Excess Of £415,000



## About this property.....

If you are looking for a 3/4 bedroom house that offers versatile living space, then this property could be the one for you.

Laid out over 3 floors, the garage space has been converted and is currently used as a salon but offers a variety of uses for working from home, a bedroom or a tv room for a teenager. The kitchen - dining room, utility room and downstairs cloakroom complete the layout on the ground floor.

On the upper floors, you will find a spacious living room, 3 double bedrooms, one with an ensuite with his and her basins, a further smaller bedroom/study/nursery and the family bathroom. There is parking for 2 vehicles directly in front which is ideal if you need to install a electric vehicle charger.

Situated in a no through road location, the property is just a 400m walk to the village primary school and there are riverside walks almost on your doorstep.

So for more information or to arrange a viewing on this semi detached home, please get in touch.

## Situation.....

Aylesford village is a true gem that we can't help but adore! It exudes an incredible community spirit and boasts an array of historic properties and enticing dining spots. Our top pick is The Hengist with its fine dining and cocktails but we also have a soft spot for The Little Gem, a traditional alehouse dating back to the 1100s. There is also The Chequers pub which also serves food and boasts a fantastic riverside courtyard garden. You'll have endless options for scenic strolls, with riverside walks, countryside hikes, and The Friars, an ancient religious house with a cafe, farmers market, and tranquil gardens right on the village's edge. Aylesford boasts a good rated primary school in the centre of the village and an outstanding rated primary just outside the village along with a secondary school in the wider Aylesford area. Shopaholics will relish the proximity of an M&S food store, Sainsbury's, and an Aldi just up the road. Commuters are well-catered too, with London-bound services (changing at Strood) from Aylesford station, while Ebbsfleet International is just 23 minutes away by car, with trains to London St. Pancras in a mere 19 minutes. Plus, both the M2 and M20 motorways are a stone's throw away. And if all that isn't enough, Maidstone's County Town is just 4 miles away, offering a plethora of retail, educational, and recreational facilities.













## What the owner says.....

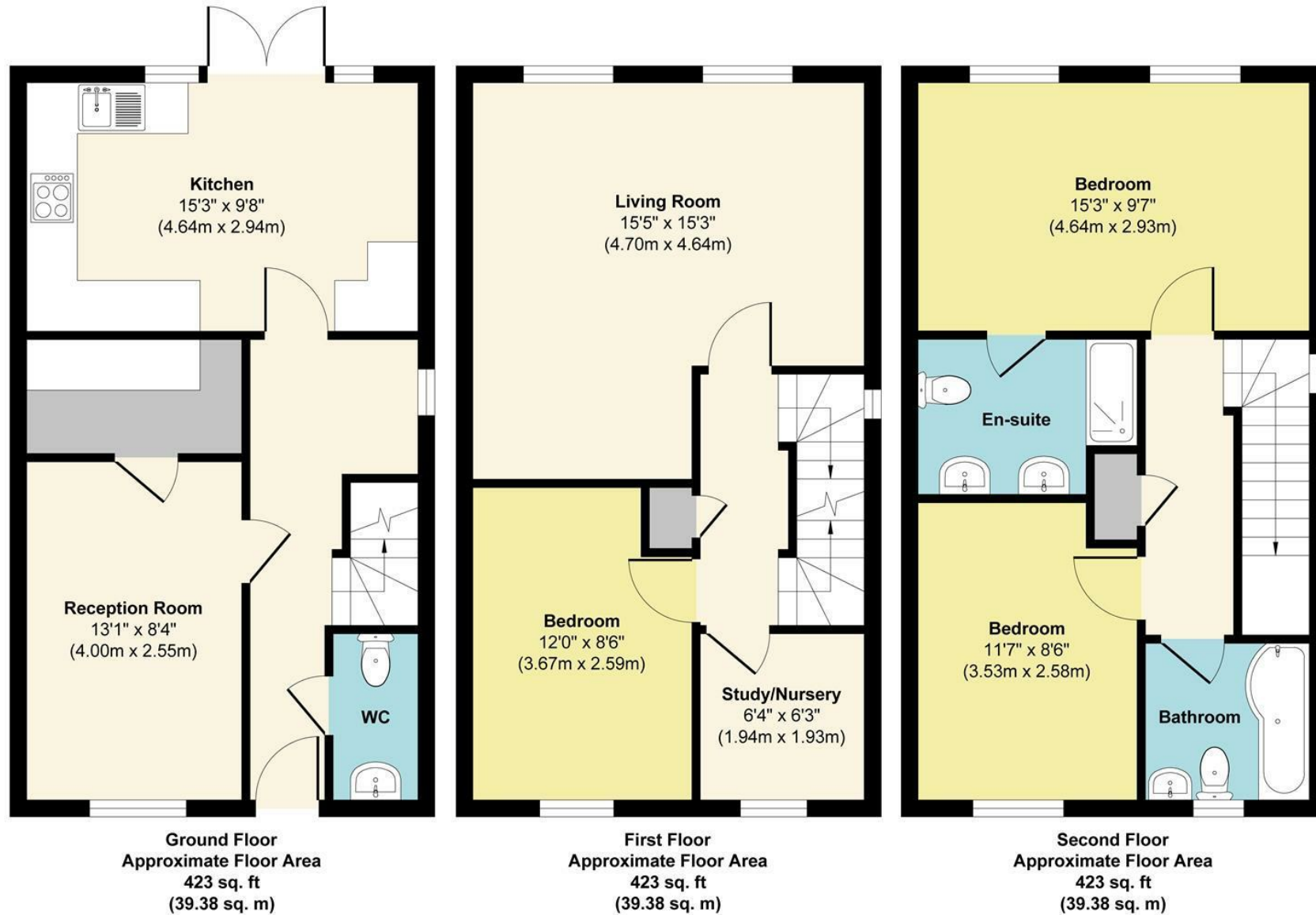
We have really enjoyed living at 22 Bridge Place, our first home we bought after years of renting and have personalised it to become the home we have loved for the last 7 years. We chose the street as we had always lived in the area but previous homes had been on busy roads - Bridge Place fitted perfectly as it was the right balance between being quiet, surrounded by trees and with no through traffic, but also close by to the train station and motorway, and the local shops. The street has a nice community feel, and we have loved going for walks nearby along the river or up into the woods. The garden has been a haven for us, and in covid lockdown we created a secluded calm space under the pergola, which is not overlooked and feels relaxing and tranquil. We also spent a lot of time redecorating and improving the interior of the house. It will be sad to leave this home as we have made it a safe homely space that will be difficult to recreate.







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**Approx. Gross Internal Floor Area 1269 sq. ft / 118.14 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

### Agents Notes

Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested.



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