



4 Mackenders Lane  
Eccles, Aylesford  
ME20 7HX  
Price £450,000

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## Description

An exceptional opportunity to acquire this stunning three-bedroom detached bungalow, presented to an impeccable standard throughout. Beautifully maintained and tastefully decorated in a contemporary style, this superb home is truly ready to move straight into and enjoy.

The accommodation comprises a welcoming entrance hall, inner hallway, spacious lounge/diner, modern fitted kitchen, cloakroom, contemporary shower room, and three well-proportioned bedrooms with fitted wardrobes.

Externally, the property continues to impress with a beautifully landscaped low maintenance south-west facing rear garden, perfect for enjoying the afternoon and evening sunshine.

Further benefits include a private driveway providing off-road parking and a detached single garage.

Offering stylish, low-maintenance living in a highly desirable package, this wonderful bungalow is sure to appeal to a wide range of buyers and early viewing is highly recommended.

## Location

Eccles village has a real sense of a community, located at the base of the North Downs, conveniently placed within access to both Maidstone and the Medway conurbation. The village has a local shop and post office, infant school, playing field, community centre with surrounding fields planted with grape vines. Maidstone the County town is some five miles distant and offers a more comprehensive selection of amenities including a wider selection of schools and colleges for older children. The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

## Council Tax Band

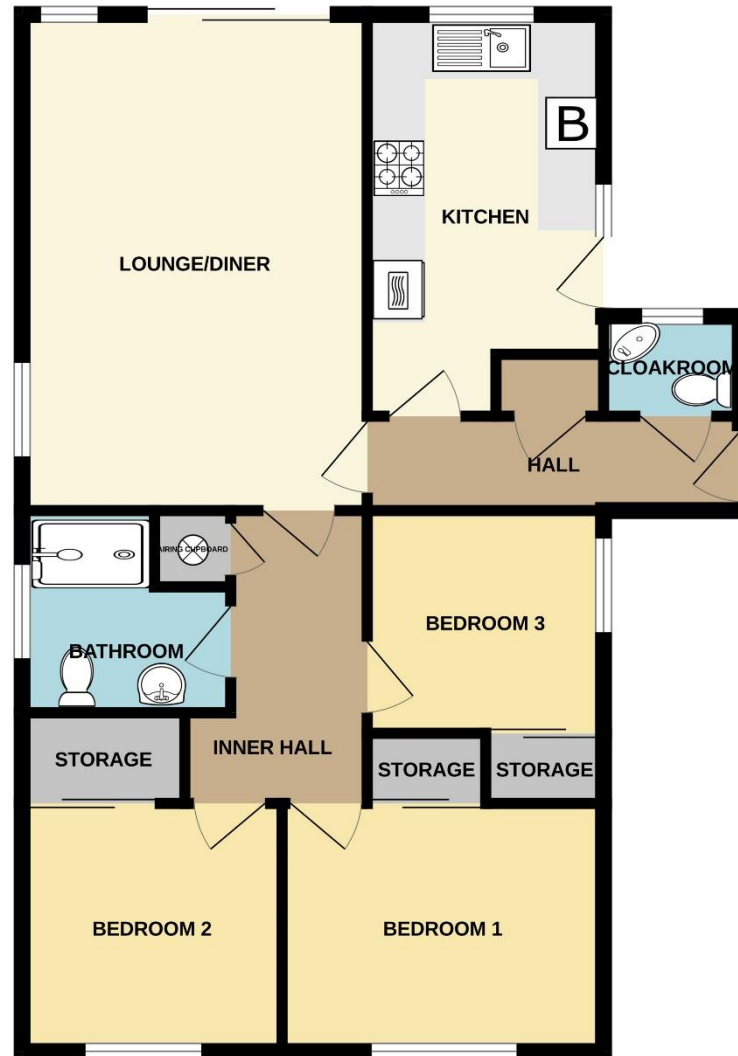
## VIEWINGS STRICTLY BY APPOINTMENT

**Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
777 sq.ft. (72.2 sq.m.) approx.



TOTAL FLOOR AREA: 777 sq.ft. (72.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## ENTRANCE HALL

Welcoming entrance hall featuring a composite front door with decorative glazed inset and chrome furnishings, a front-facing window, radiator, and a useful built-in storage cupboard with hanging rail and shelf.

## CLOAKROOM

Well-presented cloakroom comprising a low-level WC, corner wash hand basin with mixer tap, radiator, and side-facing window. Finished with attractive slate-effect tiled flooring and elegant fully tiled marble-effect walls.

## KITCHEN 14' 1" x 8' 4" (4.29m x 2.54m)

Fitted with a range of high and low-level units featuring sleek white high-gloss doors and drawer fronts, complemented by black granite-effect work surfaces. Incorporating a black acrylic sink with drainer, mixer tap with pull-out spray wand, four-burner gas hob, and integrated eye-level Lamona oven. Additional features include a wall-mounted Worcester boiler, windows to the rear and side elevations, and a glazed uPVC door providing access to the garden. Finished with attractive black slate-effect flooring and low-voltage recessed lighting throughout.

## LOUNGE / DINER 17' 5" x 12' 2" (5.30m x 3.71m)

Bright and spacious reception room featuring double French casement doors opening onto the rear garden, enjoying a desirable south-west facing aspect. Further enhanced by windows to the side and rear elevations, allowing for an abundance of natural light, and complemented by two radiators.

## INNER HALLWAY

Access to roof space and built-in cupboard housing water tank.

## BEDROOM 1 10' 10" x 8' 9" (3.30m x 2.66m)

Well-proportioned bedroom featuring a front-facing window, radiator, and fitted sliding-door wardrobes offering excellent storage.

## BEDROOM 2 9' 1" x 8' 9" (2.77m x 2.66m)

Second double bedroom with a front-facing window, radiator, and fitted wardrobes with sliding doors, offering excellent storage space.

## BEDROOM 3 7' 8" x 7' 7" (2.34m x 2.31m)

Window to side, radiator, built-in wardrobe with sliding doors.

## SHOWER ROOM

Stylish bathroom fitted with a contemporary white suite complemented by chrome fittings, comprising a low-level WC and wash hand basin with mixer tap set within a vanity unit providing useful storage. Features include a step-in shower cubicle with glass screen and Triton electric shower, attractive black slate-effect flooring, and fully tiled marble-effect walls. Further benefits include a side-facing window, radiator, and low-voltage recessed lighting.

## OUTSIDE

To the front of the property, a brick-paviour driveway provides ample off-road parking and leads to the detached single garage, which benefits from an up-and-over door and a personal access door to the rear garden. The frontage is attractively landscaped with a decorative plum slate bed and mature hedge borders.

The beautifully maintained rear garden enjoys a desirable south-westerly aspect and has been thoughtfully designed to offer a private, low-maintenance outdoor space perfect for relaxing and entertaining. Features include a brick-paviour patio adjoining the bungalow, additional paved seating areas providing a choice of sunny spots throughout the day, and an area of artificial lawn. The garden is well stocked with an attractive variety of mature trees and shrubs and further benefits from outside lighting, an external water tap, and a side pedestrian gate providing access to the front of the property.



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