Birch Crescent, Aylesford, Kent, ME20 7QE

£895,000

Page & Wells

Boasting 2575 Sq Ft Of Accommodation - Generous Corner Plot - Large Rear Garden - One Of Aylesford Most Sort After Roads -

Welcome to this impressive and stunning FIVE BEDROOM DETACHED home, set on an enviable corner plot within the prestigious Birch Crescent in Aylesford. Offering over 2,490 Sq Ft of thoughtfully designed accommodation.

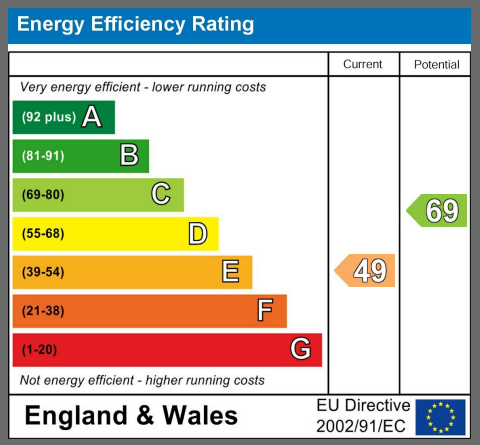
The front of the home greets you with a generous sweeping driveway, providing ample parking for multiple vehicles, in addition to a double garage. Inside, the home showcases several reception rooms including a vast 25ft drawing room, dining room and TV room. The kitchen boasts a generous size, complemented by a lovely pantry, while the ground floor also benefits from a convenient cloakroom.

On the first and second floor, you'll find five generously sized bedrooms. In the extended portion of the home there is a 27ft space previously used as office space with an additional bedroom. There are two bathrooms to cater for the many bedrooms.

Externally, the 0.323 acres of expansive rear garden provides a fantastic space for summer entertaining and outdoor activities. There is a swimming pool on the patio and further lawn area, large decked terrace and a vast area previously used for a herb garden to the outermost part.

This home offers a rare opportunity to secure a superb property on one of Aylesford's most sought-after roads, perfect for those looking for a spacious family home with excellent amenities both inside and out.

- **Impressive Substantial 5 Bedroom Detached House**
- **Highly Sought After Prestigious Holtwood Area**
- **Quiet Cul De Sac Location**
- **Vast Gardens With Huge Versatility**
- **Sweeping Driveway For Multiple Cars**
- **3 Reception Rooms**
- **Huge Top Floor Bedroom/Office Space**
- **Tranquil And Private Setting**
- **Set in wonderful grounds measuring 0.323 acres**
- **EPC Rating E**



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 particularly prestigious and sought after area within this particular location.

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.

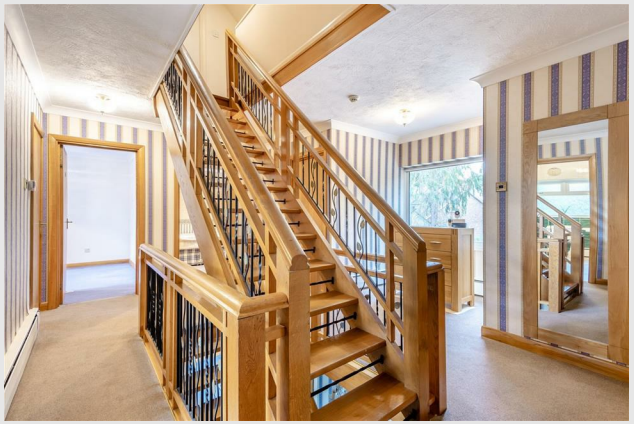
Aylesford offers a good range of shops, supermarkets and eateries all within close proximity. Nearby West Malling is one of the most attractive small towns in mid-Kent with a wide main street lined on each side by a fine collection shops and eateries. Maidstone town centre is approximately 5 miles away 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
Brick Built Detached House
Council Tax Band G
EPC Rating E



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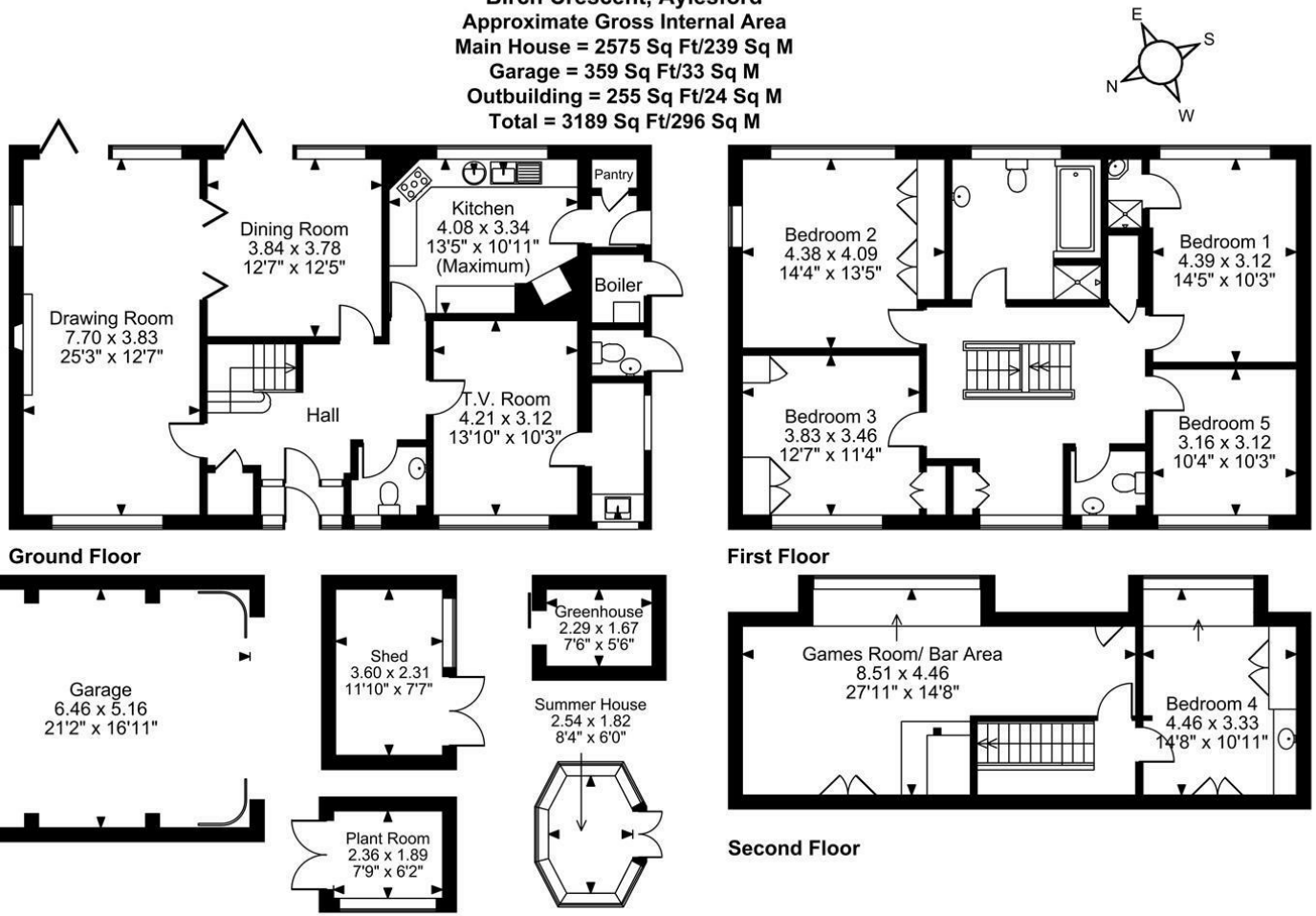
Birch Crescent, Aylesford
Approximate Gross Internal Area
Main House = 2575 Sq Ft/239 Sq M
Garage = 359 Sq Ft/33 Sq M
Outbuilding = 255 Sq Ft/24 Sq M
Total = 3189 Sq Ft/296 Sq M



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