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Barnes Kingsnorth



Eccles Close, Aylesford, Kent, ME20 7GU

£425,000 Freehold

Viewings strictly by appointment with the agent
 Tel: 01732 771616
www.bkestateagents.com

AGENT'S NOTE: Rooms are measured to the nearest 3". Three feet= 0.9144m, therefore a room 12' x 12' would measure 3.66m x 3.66m. Before entering into a contract the purchaser should check the condition of services and appliances included in the sale. Site measurements and boundaries should be confirmed independently. Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you, especially if contemplating travelling some distance to view the property.



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THE PROPERTY

Situated in the desirable Lawns Development, this four-bedroom end-of-terrace townhouse offers stylish, modern living. From the moment you step inside, the home feels bright and thoughtfully designed for family life. The ground floor features a spacious 15ft sitting room overlooking the rear garden, ideal for both relaxation and entertaining, while the modern 15ft kitchen-diner sits at the front of the property, complete with integrated appliances, sleek cabinetry and space for family dining. A cloakroom and a separate laundry cupboard are positioned conveniently off the hallway, keeping the laundry appliances neatly tucked away from the kitchen. On the first floor, you will find two double bedrooms, a further bedroom and modern family bathroom. Stairs to the 2nd floor take you to an impressive master bedroom which boasts its own en-suite shower room.

OUTSIDE

To the front of the property, you will find off-street parking for two cars, making day-to-day life wonderfully convenient. The rear garden has been designed with low maintenance in mind, offering all-year usable space thanks to neat artificial lawn, a patio area perfect for outdoor dining - no muddy footprints through the house! The garden also benefits from side access, and a garden shed ideal for bikes or garden equipment.

AGENTS NOTE: This property is currently tenanted; the photos shown reflect the owners' staging of the property.



LOCAL AREA

The Lawns, Preston Hall Park, is a sought-after development in the Aylesford area - known for its peaceful setting, attractive landscaping and the stunning historic Preston Hall at its center, once home to the Culpeper Family, whose descendants included the mother of Katherine Howard, the fifth wife of Henry VIII. Commuters are well served with Barming Station, offering a 1 hour direct commute to London Victoria, as-well as Aylesford, and West Malling train stations all within easy reach and offering regular services to London. With Aylesford, West Malling, and Maidstone all close by - each offering shops, cafes, pubs, restaurants and everyday conveniences. Nature lovers can enjoy scenic river walks, country parks and several green spaces ideal for families and dog walkers. For families, the area has excellent choice of schools locally including Allington Primary School and Valley Invicta School - both rated Outstanding by Ofsted.

ROUTE TO VIEW

From the A20 London Road, with the South Aylesford Retail Park to your right, turn left into Hall Road. Take the first right onto Admiral Moore Drive. Continue past Preston Hall, then turn left into Thomas Road, followed by another left onto Empress Road. Finally, take the second right into Eccles Close, where the property will be on your right.

What3words link: [///corrupted.stared.pulps](https://www.what3words.com/#!/en////corrupted.stared.pulps)

PLEASE NOTE: In accordance with the recent changes to Money Laundering Regulations, we are now required, by law, to comply with customer due diligence and take a copy of proof of ID for all purchasers before a sale can be formally agreed. We will require one form of identification with your photograph (passport or driving licence) and one with your name and proof of address (utility bill) for each purchaser. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.

Energy Efficiency Rating: B

Council Tax Band: D

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