

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Simon Miller & Company. REF: 1366088



Victoria Street, Eccles, Aylesford, ME20

Approximate Area = 826 sq ft / 76.7 sq m  
 Limited Use Area(s) = 7 sq ft / 0.6 sq m  
 Total = 833 sq ft / 77.3 sq m

Denotes restricted head height

For identification only - Not to scale

**GUIDE PRICE: £260,000-£270,000**

**30 Victoria Street, Eccles, Aylesford, Kent, ME20 7HJ**

**EPC RATING: C**







**This beautifully presented and extended two double bedroom terraced home is located on the ever-popular Victoria Street in Eccles. Offering generous living space across three floors, this property is one of the larger two-bedroom homes in the area, thoughtfully reconfigured to maximise space and modern living.**

**The ground floor features a welcoming living room leading through to the impressive open-plan kitchen/dining area—the heart of the home. This extended space is ideal for entertaining, with ample room for dining and relaxation, and doors opening onto the south-facing rear garden, which is mainly laid to lawn with a useful storage shed at the bottom.**

**Upstairs, the first floor has been redesigned to provide a large double bedroom with built-in storage and a modern, contemporary family bathroom complete with both a bath and over-bath shower.**

**The converted loft offers excellent versatility, featuring a bright home office area and space for a double bed, complemented by a large Velux window that floods the room with natural light.**

**With its extended living space, well-thought-out layout, and desirable location, this home is perfect for first-time buyers, professionals, or downsizers looking for a stylish and spacious home in the heart of Eccles.**

**Freehold  
EPC: C  
Council Tax: B  
Full Fibre Broadband Available Now**



- **THOUGHTFULLY CONVERTED LOFT**
- **EXTENDED TWO BEDROOM TERRACED HOME**
- **OPEN PLAN KITCHEN / DINER**

- **SOUTH FACING REAR GARDEN**
- **TWO RECEPTION ROOMS**
- **FIRST FLOOR LARGE FAMILY BATHROOM**

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Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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