



**Bull Lane, Eccles, Aylesford, ME20 7HW**  
**Offers In Excess Of £350,000**



## CHAIN FREE 3 BEDROOM BUNGALOW

Located on Bull Lane in ECCLES, Aylesford, this charming detached bungalow offers a delightful blend of comfort and convenience. Built in 1995, this property spans an impressive 883 square feet and is presented to the market chain free, making it an ideal choice for those looking to move swiftly.

This fabulous Bungalow has an updated kitchen which is both functional and stylish, catering to all your culinary needs. The lounge is a big spacious area too and the bathroom is thoughtfully designed, featuring a separate shower and bath for added convenience. The main bedroom is a generous double, while the two additional bedrooms are singles, providing versatile options for use as a home office or nursery room.

One of the standout features of this bungalow is the location being next to open recreational area and the large conservatory, which serves as a wonderful space to enjoy the garden, even on cooler days. For those with a green thumb, the garden offers ample opportunity to cultivate your own outdoor oasis during the warmer months. The property also benefits from side access through a gate, leading directly to the adjacent recreation ground, making it an excellent choice for pet owners.

The front of the property includes a garage equipped with an electric roller door, ensuring ease of access, and the driveway comfortably accommodates two vehicles. This bungalow is a rare find, combining spacious living with a picturesque setting. For further information or to arrange a viewing, please do not hesitate to contact us.

- Lovely Detached Bungalow
- CHAIN FREE
- Sought After Eccles Village Location
- Located Next To Recreational Space
- Good Size Lounge
- Redecorated Throughout
- Garage With Electric Roller Door
- Driveway
- Good Size Back Garden
- EPC Rating D

Energy Efficiency Rating	
	Potential
<i>Very energy efficient - lower running costs</i>	
(92 plus) <b>A</b>	<b>85</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
<i>Not energy efficient - higher running costs</i>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 





### Local Information For Eccles

Eccles is a small village located in the county of Kent, England. It is known for its quiet and semi-rural location, offering a pleasant environment. The village is situated between the charming Aylesford village and the nearby village of Burham, situated below the North Downs.

One of the advantages of living in Eccles is its convenient access to both the M20 and M2 motorway networks, making it easily accessible for residents and visitors. This allows for convenient travel to nearby towns and cities.

For those who enjoy the outdoors, Eccles offers a good network of footpaths around the village, providing access to the surrounding countryside. This makes it an excellent location for walking and exploring the scenic landscapes.

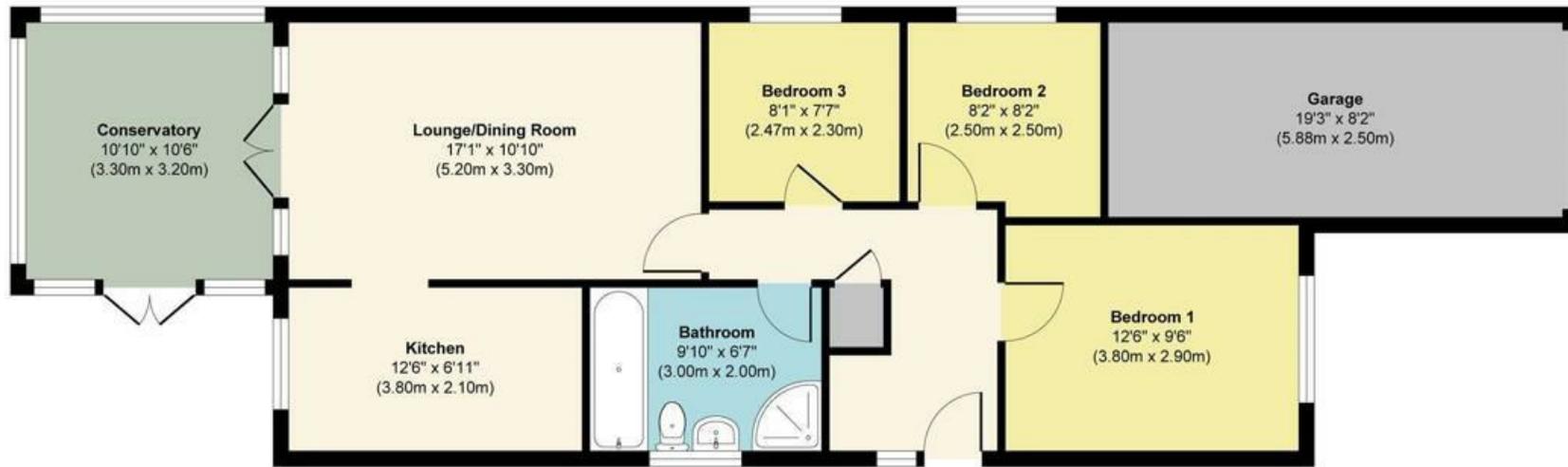
In terms of amenities, Eccles has a village shop, post office, and pub, providing essential services and a place for locals to socialize. These amenities enhance the quality of life for residents and make the village a self-sufficient community.

Eccles is a quiet village with a strong sense of community. Its beautiful surroundings and access to motorway networks make it an attractive place to live for those who appreciate a peaceful and rural lifestyle.

### ADDITIONAL INFORMATION

- Freehold
- Brick Built
- Council Tax Band D
- EPC Rating D
- Boiler Installed Within Last 5 Years
- UPVC Double Glazing
- Gas Central Heating (regularly serviced)]
- Astro Turf Garden





Floor Plan

**Approx. Gross Internal Floor Area 986 sq. ft / 91.68 sq. m**

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

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