



ABOUT THIS HOME.....

IF YOU ARE LOOKING FOR A MODERN FAMILY 3 BEDROOM SEMI DETACHED HOME, ON A PRESTIGIOUS DEVELOPMENT, THEN LOOK NO FURTHER THAN THIS REDROW BUILT PROPERTY ON 'THE LAWNS' AT PRESTON HALL. THE ACCOMMODATION IS PERFECTLY LAID OUT FOR A SOCIABLE FAMILY AND IS READY TO JUST UNPACK YOUR BAGS AND START ENJOYING WITH NO MAJOR WORKS REQUIRED. THE OPEN-PLAN KITCHEN-DINING ROOM THAT OPENS ONTO THE GARDEN WILL NO DOUBT BE THE MOST USED ROOM BUT THERE IS ALSO A LARGER THAN USUAL LIVING ROOM, PERFECT FOR THE WHOLE FAMILY TO ENJOY WATCHING TV TOGETHER IN AND A MASTER BEDROOM WITH FITTED WARDROBES AND EN-SUITE. THERE IS A SOUTH-EASTERLY FACING REAR GARDEN, 2 PARKING SPACES TO DIRECTLY IN FRONT AND EVEN COMMUNAL GROUNDS TO ENJOY. THE LOCAL PRIMARY AND SECONDARY SCHOOLS ARE AROUND 1300M AWAY. IF YOU NEED TO COMMUTE TO LONDON THEN YOU COULDN'T BE BETTER PLACED AS BARMING STATION IS JUST A 1500M WALK AWAY AND AYLESFORD STATION IS AROUND 1700M AWAY OFFERING SERVICES TO LONDON VICTORIA AND ST PANCRAS IN AS LITTLE AS 1HR 3 MINS AND 56 MINS RESPECTIVELY. ALSO, JUNCTION 5 OF THE M20 IS JUST 1300M AWAY OFFERING ACCESS TO LONDON AND THE COAST. ACT QUICKLY ON THIS NO CHAIN PROPERTY TO AVOID DISAPPOINTMENT AS WE EXPECT IT TO GENERATE A LOT OF INTEREST.

THE LOCATION.....

THE PROPERTY IS SITUATED JUST OUTSIDE AYLESFORD VILLAGE ON THIS PRESTIGIOUS DEVELOPMENT. WE LOVE AYLESFORD VILLAGE. HOW CAN YOU NOT? IT HAS A GREAT COMMUNITY SPIRIT, SOME REALLY INTERESTING HISTORIC PROPERTIES AND MANY PLACES TO EAT AND DRINK! OUR FAVOURITE EATERY HAS TO BE THE HENGIST; A RECENTLY REFURBISHED RESTAURANT, BAR AND BRASSERIE WITH A LOVELY AL-FRESCO TERRACE. THE CHEQUERS IS A MORE TRADITIONAL PUB WHICH SERVES FOOD AND HAS A WONDERFUL RIVERSIDE TERRACE. YOU CAN ALSO ENJOY A LIGHT BITE INSIDE OR OUTSIDE AT THE VILLAGE PANTRY, OR AT WEEKENDS FOR A FRIENDLY AND COSY MEAL SHERLOCKS IS WORTH A TRY, OR PERHAPS A PINT AND A BITE TO EAT IN THE BUSH, PUBLIC HOUSE. THERE ARE LOVELY RIVERSIDE WALKS, WALKS THROUGH THE NEIGHBOURING FARMLAND AND JUST ON THE EDGE OF THE VILLAGE IS THE FRIARS; AN ANCIENT RELIGIOUS HOUSE OPEN TO THE PUBLIC WITH A CAFE, FARMERS MARKET AND PEACEFUL GARDENS. THERE IS A SMALL PRIMARY SCHOOL IN THE CENTRE OF THE VILLAGE AND FURTHER PRIMARY SCHOOL JUST OUTSIDE THE VILLAGE, BOTH OF WHICH WERE RATED AS GOOD IN THE LATEST OFSTED REPORT AS WELL AS A SECONDARY SCHOOL IN THE WIDER AYLESFORD AREA. YOU ARE SPOILT FOR CHOICE WHEN IT COMES TO SHOPPING, WITH AN M & S FOODSTORE, SAINSBURYS AND AN ALDI JUST UP THE ROAD. COMMUTERS ARE WELL SERVED WITH LONDON SERVICES (CHANGING AT STROOD) FROM AYLESFORD STATION AND YOU'VE GOT ACCESS TO BOTH THE M2 AND M20 NEARBY. IF THIS ISN'T ENOUGH THEN THE COUNTY TOWN OF MAIDSTONE IS JUST 4 MILES AWAY AND HAS A MULTITUDE OF RETAIL, EDUCATIONAL AND RECREATIONAL FACILITIES.





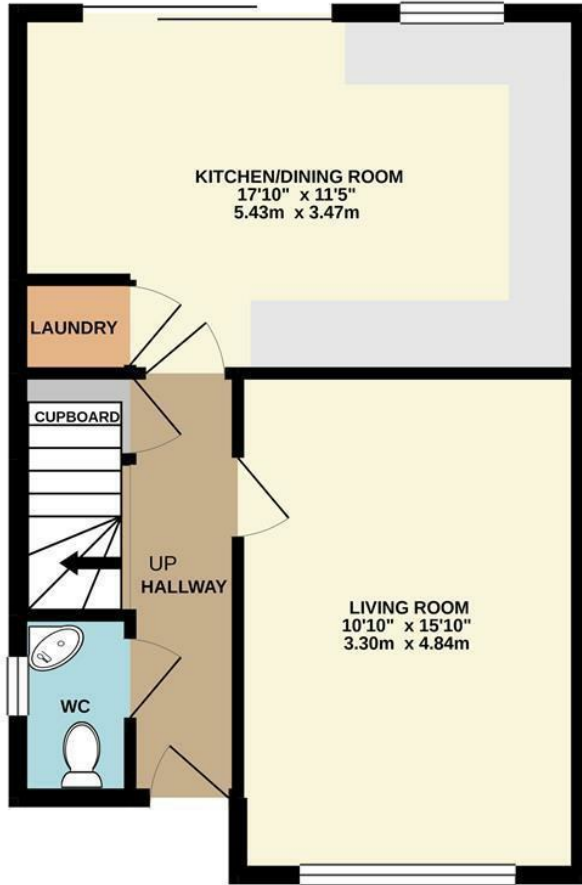




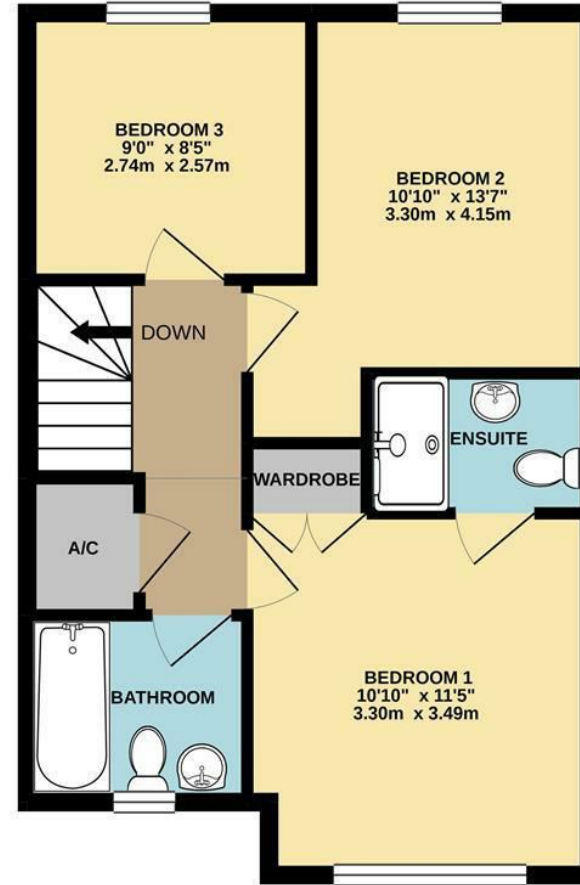
THE PROPERTY BENEFITS FROM THE
REMAINDER OF A 10 YEAR NHBC STRUCTURAL
WARRANTY FROM 2016
COUNCIL TAX BAND D
ESTATE MANAGEMENT FEE - IN THE REGION OF
£250 PER YEAR
ORIGINAL BUILDER - REDROW
PROPERTY STYLE - LETCHWORTH



GROUND FLOOR
468 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 936 sq.ft. (87.0 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.

Made with Metropix ©2020



These particulars do not constitute part or all of an offer or contract | The measurements indicated are supplied for guidance only | We have not tested any apparatus, equipment, fixtures, fittings or service, and it is in the buyers interest to check the working condition of any appliances | We have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor

