



139 The Avenue, Aylesford, Kent, ME20 7RF
Guide price £325,000

No Forward Chain | In Need of Some Modernisation | Semi Detached House | Three Bedrooms | First Floor Bathroom | Garden Room/Lean to | Downstairs Cloakroom | Lounge | Dining Room | Sought After Greenacres Development | Rear Garden Approx 50' | Viewing Strongly Advised

This spacious semi detached family home offers spacious and versatile accommodation. The property is located on the popular and established Greenacres development, which is conveniently placed for the local amenities, schools and provides good links to the M20 motorway.

Although the property requires some modernisation, it offers well planned and spacious accommodation and offers the opportunity to put your own stamp on a house. There is no onward chain and offers great scope with potential of extending (subject to planning permission being obtainable). The property offers well planned accommodation comprising, entrance hall, cloakroom, lounge, dining room and kitchen to the ground floor. Landing, three well proportioned bedrooms and family bathroom to the first floor. Further benefits include double glazed windows where stated and gas fired central heating. Externally the property has block paved driveway to the front providing off street parking facilities, and a pleasant rear garden extending to approximate depth 50'. Internal viewing of the property is highly recommended EPC Rating: D



Ground Floor

Entrance Hall

Parquet flooring, stairs to first floor, door to front, under stairs cupboard, radiator,

Cloakroom/Wc

Suite with wash hand basin, splash back tiling, low level wc, tiled flooring, double glazed window to side.

Lounge 11 x 10'9 (3.35m x 3.28m)

(Measurement excluding bay recess) Parquet flooring, double glazed window to front, radiator, feature fire place with surround and mantel, access to.....

Dining Room 11 x 8'8 (3.35m x 2.64m)

Double glazed window to rear, radiator, parquet flooring, access to....

Kitchen 9'9 x 8'4 (2.97m x 2.54m)

(Max measurements inclusive of fitted units) A range of wall and base units, complementary work surface with sink unit, built in oven, hob and hood above, space for fridge and washing machine, window to rear, double glazed window to side, door to rear leading to.....

Garden Room/Lean To 19'4 x 7'11 (5.89m x 2.41m)

Windows to rear enjoying views over the rear garden, door leading out to rear garden, window to side, laminate flooring

First Floor

Landing

Carpet as laid, loft access, built in airing cupboard housing hot water cylinder.

Bedroom 11'5 x 10'9 (3.48m x 3.28m)

Secondary glazed window to rear, fitted wardrobe, radiator.

Bedroom 10'8 x 8'2 (3.25m x 2.49m)

Carpet as laid, double glazed window to front, radiator

Bedroom 8'9 x 6'11 (2.67m x 2.11m)

Window to rear, carpet as laid, radiator.

Bathroom/Wc

Suite comprising panelled bath with mixer tap and shower attachment, tiled flooring, heated towel rail, wash hand basin, part tiled walls, low level wc, double glazed frosted window to side.

External

Front Garden

Well maintained which is mainly laid to lawn with established shrub border.

Drive way

Block paved drive providing off street parking facilities, leading to double gates to the side.

Rear Garden 50' (15.24m)

A pleasant and well maintained rear garden extending to approximate depth of 50' which incorporates a patio opening to area mainly laid to lawn with various shrubs and borders, and we understand from the owners that the timber shed is to remain.

VIEWING

Strictly by arrangement with the Agent's Larkfield Office:

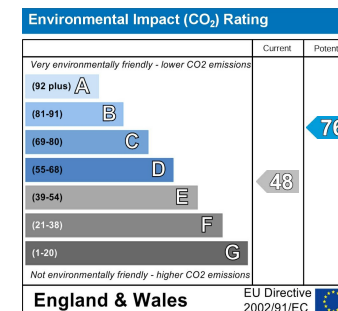
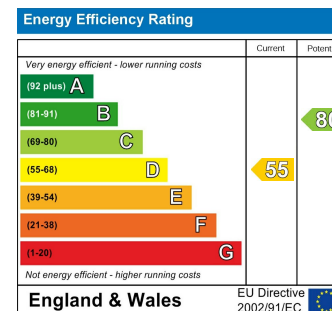
712 London Road, Larkfield, Kent ME20 6BL

Tel: 01732 841164

Email: larkfield@page-wells.co.uk

Website: www.pageandwells.com

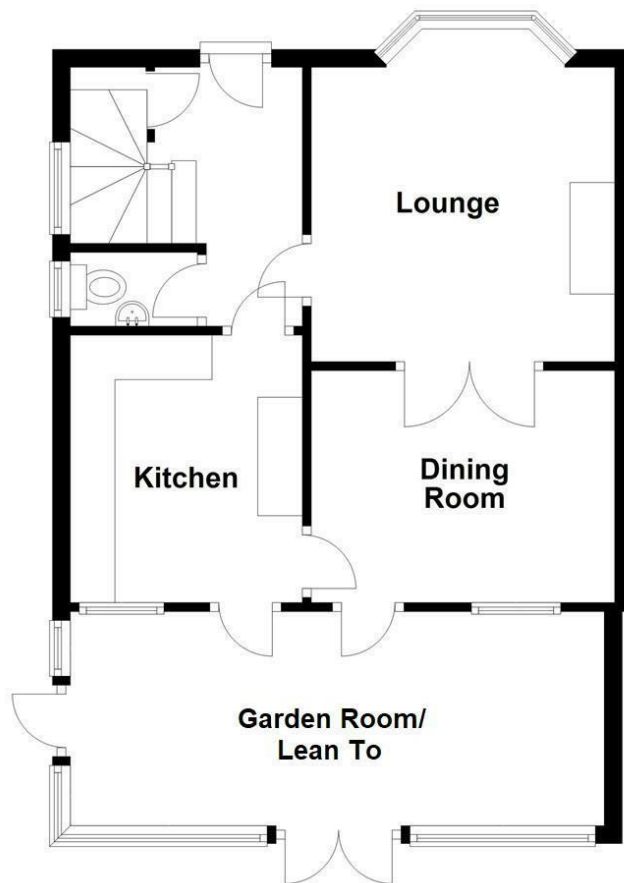
EPC RATING



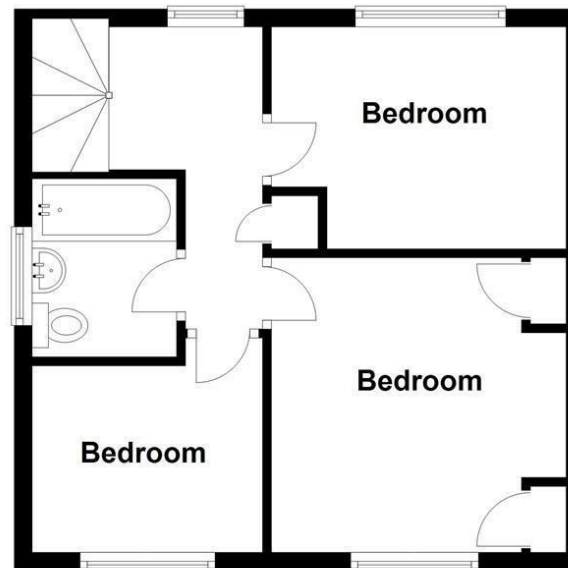
Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979



Ground Floor



First Floor



Total area: approx. 87.0 sq. metres (936.8 sq. feet)

