

**TOTAL APPROX. FLOOR AREA 1063 SQ.FT. (98.84 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.  
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8 Liberty Square, Kings Hill, Kent, ME19 4AU  
01732 522 822  
info@khp.me



**Sephton Close**  
Aylesford ME20 7GY  
Offers Over £400,000



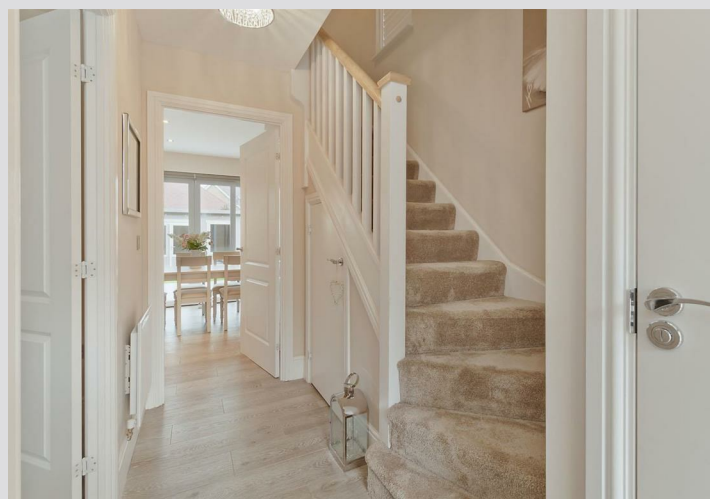
Situated within close proximity of the M20 and A20 in the ever popular Preston Hall development is this IMMACULATELY PRESENTED family home.

The ground floor accommodation of this attractive home comprises entrance hall, cloakroom W/C, good sized lounge and OPEN PLAN kitchen/diner to rear with integral Siemens appliances and electric fitted blind on the patio doors. To the first floor you'll find the master bedroom benefitting from an EN SUITE with double shower and fitted Hammond wardrobes, fully tiled family bathroom, second largest bedroom also with fitted Hammond wardrobe and third bedroom.

Externally the property benefits from having a rear garden which has been improved massively by the current owners, artificial grass with thick underlay underneath has been installed along with Porcelain tiled patio area and log cabin (with electricity and WIFI installed) which is currently being used as a home gym and office. There is a driveway for 2 vehicles to the front of the property.

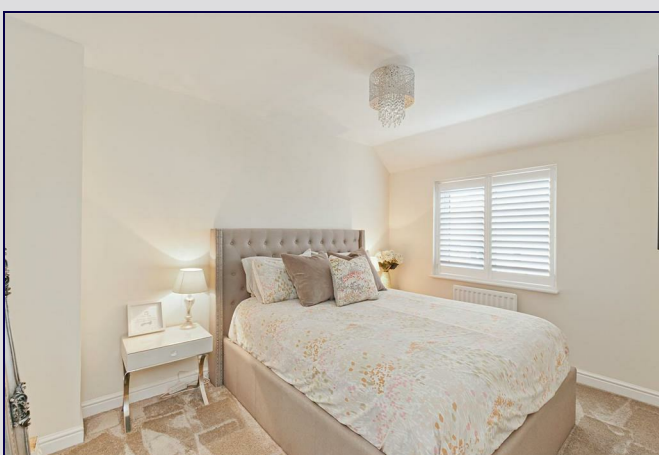
CALL NOW TO ARRANGE YOUR VIEWING!!

- Remaining NHBC Warranty
- 3 Bedrooms
- Semi Detached
- Improved By The Current Owner
- En Suite Facilities
- Cloakroom W/C
- Kitchen/Diner
- Driveway For 2 Vehicles
- Modern Family Bathroom
- Plantation Shutters Fitted Throughout



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
(91-95) A	(92 plus) A	(91-95) A	(92 plus) A
(81-90) B	(82-91) B	(81-91) B	(82-91) B
(69-80) C	(69-80) C	(69-80) C	(69-80) C
(55-68) D	(55-68) D	(55-68) D	(55-68) D
(39-54) E	(39-54) E	(39-54) E	(39-54) E
(21-38) F	(21-38) F	(21-38) F	(21-38) F
(1-20) G	(1-20) G	(1-20) G	(1-20) G

England & Wales EU Directive 2002/91/EC



#### ADDITIONAL INFORMATION

Council Tax Band - D  
 UPVC Double Glazing  
 Service charge - TBC  
 Built in 2018 by Redrow  
 Upgrades from new - toilet in the cloakroom W/C, sink and toilet in the family bathroom and upgraded kitchen units, appliances and Silestone worktops  
 Improvements made by the current owner since living here are;  
 Plantation shutters fitted  
 Porcelain tiled flooring in the hallway and kitchen/diner  
 Log cabin/home office installed  
 New carpets installed upstairs and in the lounge  
 Plug sockets in the kitchen

#### Local information for Aylesford

Aylesford is a sought after area thanks to its convenience access to so many things - positioned within close proximity to M2/M20 Motorway Links, Bus Routes, and a large variety of Amenities!

There is a mainline train station at nearby Barming, Maidstone and Aylesford.

For education there is a comprehensive range of primary, grammar and private educational opportunities. For more schools information please visit [www.kent-pages.co.uk/education](http://www.kent-pages.co.uk/education).

#### DISCLAIMER

All dimensions are approximate and any floor plans are for guidance purposes only. Reference to appliances and/or services does not imply that they are necessarily in working order. Whilst we endeavor to make our sales particulars as accurate as possible, all interested parties must verify their accuracy themselves.

