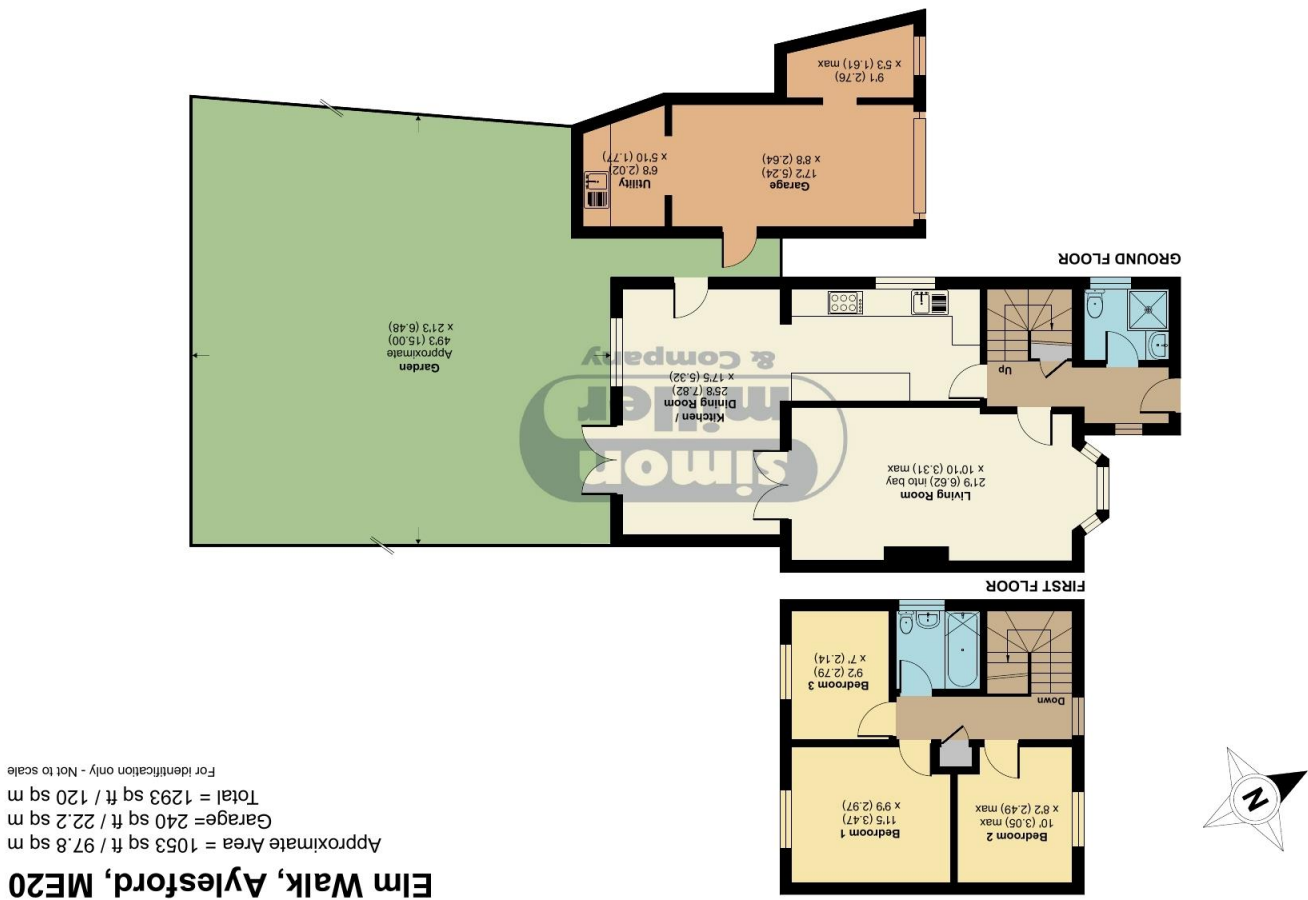


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecm 2025. Produced for Simon Miller & Company. REF: 1280035



2 Elm Walk, Aylesford, Kent, ME20 7LS

GUIDE PRICE: £450,000-£475,000
EPC RATING: C





Located in the sought-after Greenacres development in Aylesford, this beautifully extended three-bedroom semi-detached home offers spacious and flexible family living in a desirable setting. With excellent local amenities and access to outstanding Ofsted-rated schools, it's easy to see why this area is such a popular choice for families and commuters alike. To the front of the property, you'll find a private driveway with ample space for multiple vehicles, as well as a garage for additional storage. The home boasts instant kerb appeal, with an inviting presence that sets the tone for what lies within. Step inside via the extended porch, and to your right you'll find a convenient downstairs cloakroom and shower room. The layout flows effortlessly throughout, with the home offering a bright, airy atmosphere ideal for modern living. At the heart of the property is the open-plan, L-shaped kitchen/diner – a perfect space for entertaining. With plenty of storage, generous worktop space, and room for both casual and formal dining, the kitchen is a true hub of the home. The extension further enhances the space, offering flexible family accommodation to suit your needs. The cosy lounge retains character with renovated, upcycled original parquet flooring and a charming gas fireplace, while the bay window floods the room with natural light, making it a perfect spot to unwind. Upstairs, you'll find two generous double bedrooms and a well-proportioned single room, ideal for a child's bedroom, guest room, or nursery. The family bathroom includes a full-sized bath with an over-bath shower. An added bonus is the boarded and carpeted loft room, which provides potential as a home office, hobby room, or additional storage space. A true highlight of the home is the beautifully maintained south-facing rear garden. Thoughtfully landscaped, it features artificial lawn surrounded by vibrant flower and shrub borders, showcasing the green fingers of the current owners while keeping maintenance easy. Offered chain-free, this fantastic home is a must-see for buyers looking for space, character, and location. About Greenacres, Aylesford: The Greenacres development is a well-established, family-friendly neighbourhood known for its peaceful surroundings and convenient access to local shops, parks, and excellent transport links. Aylesford itself combines village charm with modern convenience, and families will appreciate the proximity to highly regarded, Ofsted 'Outstanding' schools. Freehold EPC: C Council Tax: D Full Fibre Broadband Planned Before December 2026



- EXTENDED THREE BEDROOM SEMI DETACHED FAMILY HOME
- CHAIN FREE
- DOWNSTAIRS W/C & SHOWER ROOM

- SOUTH FACING REAR GARDEN
- OPEN PLAN KITCHEN / DINER
- LOFT ROOM

TAKE A LOOK AT: WWW.SIMONMILLER.CO.UK

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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