

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchacom 2025. REF: 1291268



Carmelite Road, Aylesford, ME20
 Approximate Area = 1969 sq ft / 182.9 sq m
 Garage = 158 sq ft / 14.6 sq m
 Total = 2127 sq ft / 197.5 sq m
 For identification only - Not to scale

33 Carmelite Road, Aylesford, Kent, ME20 7FB

OFFERS IN EXCESS OF: £630,000
EPC RATING: B





This stunning detached family home offers over 2100 sq ft of exceptionally designed living space, making it a perfect fit for larger families or those simply looking for room to grow. Positioned on the largest plot in this exclusive gated development, the property combines impressive space, contemporary design, and a peaceful setting. On the ground floor, a welcoming entrance hall leads to a guest W.C., a utility room, and a spacious family room with French doors opening onto a generously sized rear garden—ideal for children, entertaining, or simply enjoying the outdoors. The first floor showcases a modern open-plan kitchen and dining area, complete with high-spec appliances and elegant marble countertops—an entertainer’s dream. Adjacent is a vast sitting room that opens to a private sit-out balcony, perfect for relaxing and taking in the surroundings. Across the home’s three levels, you’ll find five large double bedrooms, all well-proportioned and able to accommodate fitted wardrobes. The master suite features its own en-suite bathroom, adding a touch of luxury. A family bathroom and additional shower room ensure convenience for everyone. Externally, the property offers a large, well-maintained garden, a driveway for up to three vehicles, and an integral garage for secure storage or parking. Finished to a high standard throughout and boasting an EPC Grade B, this is a rare opportunity to acquire a home that offers both substantial space and style, in a highly desirable location.

**Freehold
EPC: B
Council Tax: G
Full Fibre Broadband Available Now
Service Charge: £417.78 p/a**



- **OVER 2100 SQ FT OF LIVING SPACE – IDEAL FOR A LARGE FAMILY**
- **LARGEST PLOT IN THE DEVELOPMENT**
- **FIVE GENEROUSLY SIZED DOUBLE BEDROOMS**

- **TWO MODERN BATHROOMS, TWO W.C.S, AND EN-SUITE TO MASTER**
- **DRIVEWAY FOR THREE VEHICLES & INTEGRAL GARAGE**
- **HIGHLY SOUGHT-AFTER GATED COMMUNITY**

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MR0856/180615/050815/051015LE

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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