



36 Orchard Avenue, Aylesford, Kent, ME20 7LY

ASKING PRICE: £535,000
EPC RATING: D





Simon Miller & Company are delighted to present this spacious four bedroom semi-detached home in the popular 'Greenacres Development' in Aylesford. Spread over approximately 1700 Sq Ft (including garage) means this home offers flexible living accommodation and is the perfect family home. Situated to the front of the property there is a large driveway which can house multiple cars and a carport running parallel to the property. Additionally, there is a garage which is perfect for a car or storage space. Running tandem to the garage, there is an outbuilding which has electric and again is great for either storage or a workshop.

Stepping over the threshold leads you into an entrance porchway with storage space. You are then taken into hallway where there is a downstairs WC. Turning right takes you into the main living area which looks out onto the front driveway. To the rear, the property has the benefit of a double story extension which means the living space has been extended further meaning there is room for further living space which looks out onto the private garden. Stepping back into the hallway leads you into the kitchen which is approximately 18 months old. Once again, the benefits of the double story extension are felt as you have a breakfast room with a breakfast bar.

On the first floor, there are THREE double bedrooms. The master bedroom is particularly spacious and offers approximately 20 ft x 10 Ft of space as this forms part of the extension. Furthermore, there is a family bathroom which houses a shower and a bath. Not only has this property been extended to the rear but it has also had the loft converted which creates a fourth bedroom which is also a double. This bedroom has integrated storage space and additional storage on the landing. This home has had a new boiler and new electrics within the last 18 months as well as being plastered and painted within the same timeframe. Last but not least, the garden on this home measures approximately 86 Ft x 31 Ft and has a stylish decking area with working bar and shed at the end.

Call the office now on 01732 875706 before it's too late!

Freehold
Council Tax Band (E)
EPC Rating (D)



- DOUBLE STORY EXTENSION
- BAR AND DECKING AREA IN GARDEN
- GOOD CONDITION THROUGHOUT

- GARAGE AND CARPORT
- POPULAR 'GREENACRES DEVELOPMENT'
- READY TO VIEW NOW!

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

AM4412201123L

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.

777-779 LONDON ROAD, LARKFIELD, AYLESFORD, KENT, ME20 6DE | 01732 875 706 | LARKFIELDSALES@SIMONMILLER.CO.UK