

Produced for Simon Miller & Company. REF: 1386156
Incorporating International Property Measurement Standards (IPMS2 Residential). © mdecom 2025.
Floor plan produced in accordance with RICS Property Measurement Standard 2nd Edition.



For identification only - Not to scale
Approximate Area = 671 sq ft / 62.3 sq m

Victoria Street, Eccles, Aylesford, ME20

21 Victoria Street, Eccles, Aylesford, Kent, ME20 7HJ

GUIDE PRICE: £250,000-£260,000
EPC RATING: D



**simon
miller**
& Company



DECLARATION OF INTEREST: In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a person of interest in the sale of this property. The property is being sold by a member of staff of Simon Miller & Company.

This extended two double bedroom Victorian terrace home is presented in immaculate condition and is chain-free, making it a fantastic opportunity for any buyer. Beautifully decorated throughout, the property boasts a versatile open-plan layout that maximises space and natural light.

The property is entered via a new UPVC front door into the lounge/diner, which features a charming feature fireplace and is flooded with natural light. This flexible space can easily accommodate a variety of living arrangements. To the rear of the ground floor is the recently fitted kitchen, while the modern bathroom includes underfloor heating for added comfort.

Upstairs, there are two generous double bedrooms, one with built-in wardrobes, and the other measuring an impressive 14'2" x 11'2" — larger than the average double bedroom and offering plenty of space for a free-standing wardrobe, chest of drawers, and, for those working from home, a desk. Both bedrooms are beautifully decorated in keeping with the ground floor.

The rear garden is low-maintenance, featuring astro turf, a shingle border, a shed, and rear access to a shared alleyway. Additional improvements include a new combi boiler (Nov 2024), a new flat roof to the front extension (2021), and a new consumer unit (2021).

Location: Situated in the highly sought-after village of Eccles, this home benefits from an enviable location with plenty to offer. For those who enjoy the outdoors, there are numerous scenic walks nearby, perfect for dog-walking, jogging, or leisurely strolls. The property also enjoys excellent parking options, with two free car parks within close proximity and ample on-road parking available.

Within walking distance, you'll find the highly regarded local pub, The Red Bull, a favourite among residents for its welcoming atmosphere and excellent food. The village itself boasts a friendly community, local shop, post office and excellent transport links, making it a convenient yet peaceful place to call home.

This property perfectly combines character, modern comfort, and a prime location, making it an ideal choice for a wide range of buyers.

Freehold
EPC: D
Council Tax: B
Full Fibre Broadband Available Now



- Chain Free!
- Two Double Bedroom Extended Victorian Terraced Home
- Recently Redecorated Throughout

- Bathroom With Under Floor Heating
- New Combi Boiler 2024
- Fantastic Walks Locally

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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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