

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nclhcom 2020. REF: 1464429  
Produced for Simon Miller & Company.



**Woodlands Road, Aylesford, ME20**  
 Approximate Area = 1447 sq ft / 134.4 sq m  
 Garage = 329 sq ft / 30.5 sq m  
 Total = 1776 sq ft / 164.9 sq m  
 For identification only - Not to scale

**213 Woodlands Road, Aylesford, Kent, ME20 7QG** **GUIDE PRICE £525,000 - £550,000**  
**EPC RATING: D**





Offered to the market chain free, this impressive four-bedroom detached family home is set within the highly exclusive and sought-after Holtwood area of Aylesford. Occupying a generous plot, the property enjoys superb kerb appeal and provides over 1,700 sq ft of versatile living accommodation with excellent potential throughout.

To the front, the home benefits from two private driveways offering ample off-road parking for multiple vehicles, along with a front lawn which could, if desired, be adapted to create additional parking. A tandem garage with electric roller door further enhances practicality and forms part of a well-planned extension to the property.

Internally, the home is bright and spacious throughout, with natural light flowing into every room. The principal reception space is a generous through lounge/diner, ideal for modern family living and flexible use. To the rear, a conservatory extends the living accommodation and overlooks the garden, creating an excellent space for both entertaining and relaxation.

Adjacent to the main living areas is a separate utility room fitted with storage cupboards and providing direct access into the tandem garage. The original garage has been thoughtfully converted to provide an additional reception room to the front of the ground floor, adding valuable versatility. The kitchen offers ample storage and presents excellent scope for extension (STPP), complemented by a convenient downstairs W/C.

To the first floor, the property comprises three double bedrooms, including a principal bedroom with fitted wardrobes, along with a further single bedroom and a family bathroom, making it well suited to both families and those needing flexible space for home working.

The rear garden is a standout feature, measuring approximately 86ft X 42ft. Designed for easy maintenance, it is beautifully arranged with patio seating areas ideal for outdoor dining and summer entertaining, enhanced by floodlighting over the seating spaces. The remainder provides a private and generous outdoor area, perfect for year-round enjoyment.

Located in the exclusive Holtwood area of Aylesford, the property enjoys a peaceful residential setting while remaining well connected to local amenities, highly regarded schools, and transport links. This is a rare opportunity to acquire a substantial family home in a truly desirable location with significant potential.

Freehold  
EPC: D  
Council Tax: E  
Full Fibre Broadband



- CHAIN FREE!!
- HIGHLY SOUGHT-AFTER DITTON LOCATION
- BOASTING OVER 1700SQFT OF ACCOMMODATION

- EXCLUSIVE 'HOLTWOOD' AYLESFORD LOCATION
- LARGE DRIVEWAY & GARAGE
- BEAUTIFUL REAR GARDEN

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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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