

GROUND FLOOR

Garden
Approximate
33'6 (10.20) x 14'9 (4.49)

Boiler Room
4'5 (1.35) x 3'8 (1.12)

Kitchen
11'6 (3.51) x 6' (1.82)

Utility / Lean-To
9'4 (2.84) x 6'5 (1.95)

Dining Room
12'10 (3.92) x 10'6 (3.20)

Living Room
12'10 (3.92) x 11'5 (3.48)

FIRST FLOOR

Bedroom 1
12'2 (3.72) x 11'5 (3.48)

Bathroom

Up

Down

SECOND FLOOR

Bedroom 2
13'2 (4.02) x 10'2 (3.10)

Up

Down

Approximate

Out

7 Varnes Street, Eccles, Manchester, M30 9NU

Varves Street, Eccles, Aylesford, ME20

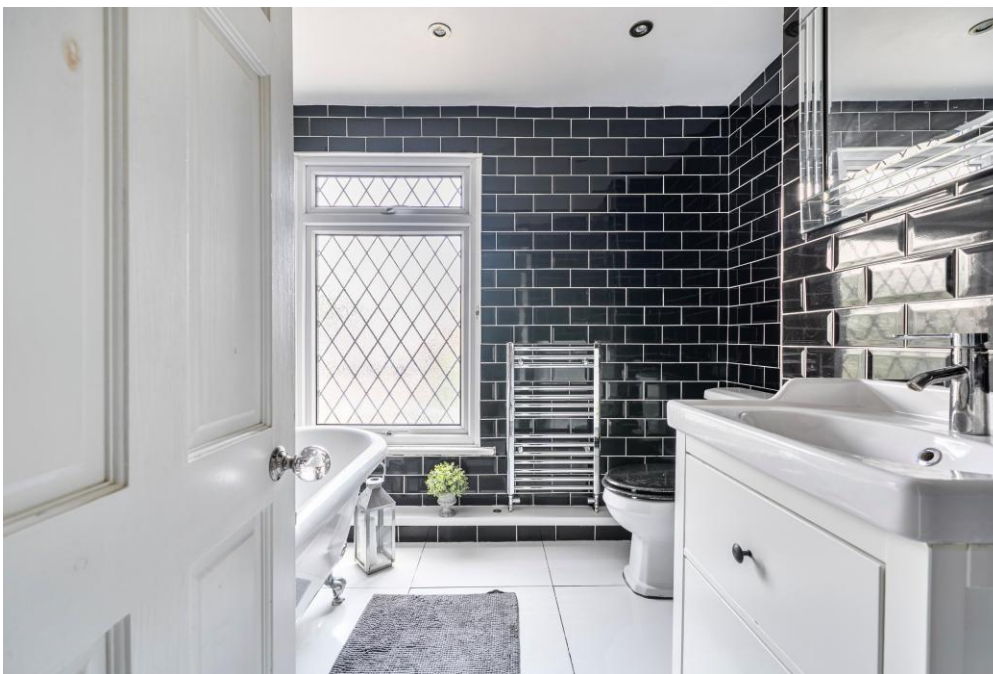
12 Varnes Street, Eccles, Kent, ME20 7HH





A beautifully presented and thoughtfully extended Victorian terraced home, ideally positioned in the highly sought-after Eccles area of Aylesford. Offering a superb combination of period charm, generous living space and exceptional practicality, this impressive property is offered to the market chain free and presents an excellent opportunity for buyers seeking a characterful home in a desirable village location. The ground floor offers a versatile and welcoming layout, featuring two well-proportioned reception rooms. The front living room provides a cosy retreat filled with period character, while the spacious rear dining room creates an ideal setting for family gatherings, entertaining or a flexible home-working space. The extended accommodation further enhances the property, providing a well-appointed kitchen, separate utility/lean-to area and a useful boiler room, delivering an impressive amount of storage and practical space that is rarely available in Victorian properties. To the first floor, the property offers a generous double bedroom with excellent proportions and plenty of natural light, along with a beautifully appointed family bathroom featuring a luxurious roll-top bath, creating a stylish and relaxing space to unwind. The second floor has been thoughtfully converted to provide a superb additional double bedroom, offering a versatile and private retreat. The loft conversion benefits from excellent eaves storage, making clever use of the space while providing valuable practicality rarely found in homes of this style. Externally, the property boasts a low-maintenance south-east facing rear garden, offering a wonderful spot to enjoy the morning sunshine, outdoor dining and entertaining throughout the warmer months. Situated in the desirable Eccles area of Aylesford, the property benefits from a charming village atmosphere while remaining conveniently placed for local amenities, schools, transport links and the surrounding countryside. With its wealth of Victorian character, exceptional storage, versatile accommodation and attractive outdoor space, this is a rare opportunity to acquire a home that perfectly blends traditional charm with modern-day living. Early viewing is highly recommended.

Freehold
EPC: E
Council Tax: B
Full Fibre Broadband



- BEAUTIFULLY PRESENTED AND EXTENDED VICTORIAN TERRACED HOME
- OFFERED TO THE MARKET CHAIN FREE
- EXTENDED KITCHEN WITH SEPARATE UTILITY/LEAN-TO AREA AND USEFUL BOILER ROOM
- CONVENIENT FOR LOCAL AMENITIES, SCHOOLS, TRANSPORT LINKS AND SURROUNDING COUNTRYSIDE
- STUNNING FIRST-FLOOR BATHROOM WITH ELEGANT ROLL-TOP BATH
- EARLY VIEWING HIGHLY RECOMMENDED

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

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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