



Alma Road, Eccles, Aylesford, ME20

Approximate Area = 917 sq ft / 85.1 sq m

For identification only - Not to scale

58 Alma Road, Eccles, Kent, ME20 7HN

GUIDE PRICE: £300,000-£325,000

EPC RATING: D





Stepping inside, you are welcomed by a bright entrance hall which leads into a superb front living room. This inviting space has been thoughtfully designed around a striking media wall, creating the perfect setting to relax and unwind after a busy day. Beyond this lies a second reception room, currently utilised as a dining area, providing flexible living accommodation to suit a variety of lifestyles.

To the rear of the property, the home truly comes into its own. Opening seamlessly from the dining room is a stunning open-plan kitchen, undoubtedly the hub of the home. Finished in a sleek, contemporary style, this fantastic space features a breakfast bar, ample worktop space and generous storage, making it equally suited to everyday family life and entertaining guests.

Continuing through the ground floor, you'll find a beautifully presented family bathroom, complete with a modern suite incorporating a bath with shower over. Adjacent to the bathroom is a particularly useful utility and pantry area, providing excellent additional storage while keeping laundry appliances neatly tucked away from the main kitchen - a practical feature that many buyers will appreciate.

Externally, the rear garden has been designed with ease of maintenance in mind, allowing you to spend more time enjoying it rather than maintaining it. Offering a generous patio ideal for outdoor dining and entertaining, complemented by a neat lawned section, it provides the perfect setting to enjoy the warmer months with family and friends.

Upstairs, the property continues to impress. Cleverly positioned Velux windows flood both the landing and third bedroom with natural light, creating a bright and airy feel throughout the first floor. All three bedrooms are exceptionally well-proportioned and can comfortably accommodate at least a double bed, making this an ideal family home. The principal bedroom benefits from built-in storage, while the remaining bedrooms offer excellent versatility for children, guests or those working from home.

Eccles remains one of the area's hidden gems, offering a wonderful balance between village charm and everyday convenience. Surrounded by picturesque countryside and riverside walks, the village enjoys a peaceful setting while remaining just moments from Aylesford, Larkfield and Maidstone. Excellent transport links include nearby Aylesford and New Hythe railway stations, providing regular services into London, whilst both the M20 and M2 motorway networks are easily accessible, making commuting across Kent and into London straightforward. A range of highly regarded schools, local shops, pubs and leisure facilities are all within easy reach, making Eccles a superb location for families and professionals alike.

Freehold
EPC: D
Council Tax: B
Full Fibre Broadband



- Beautifully presented three-bedroom terraced home
- Excellent kerb appeal
- Two versatile reception rooms

- Stunning open-plan modern kitchen with breakfast bar
- Separate utility and pantry area
- Stylish family bathroom

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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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