

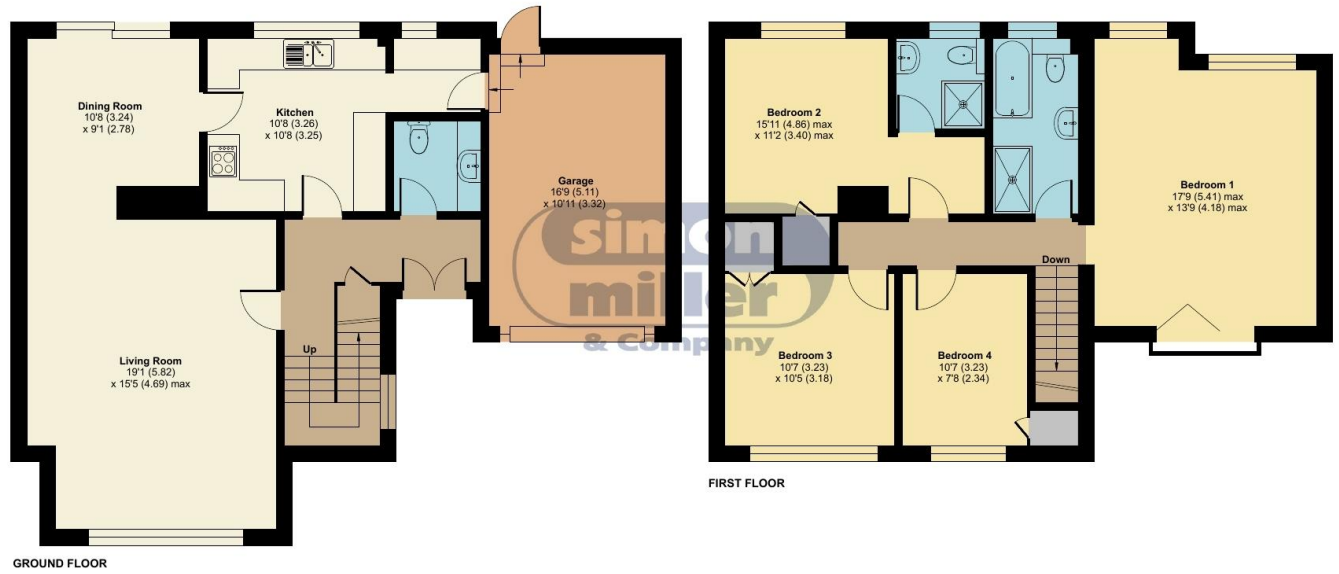
31 Birch Crescent, Aylesford, Kent, ME20 7QE

OFFERS IN REGION OF: £575,000

EPC RATING: D

Birch Crescent, Aylesford, ME20

Approximate Area = 1503 sq ft / 139.6 sq m
Garage= 183 sq ft / 17 sq m
Total = 1686 sq ft / 156.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Simon Miller & Company. REF: 1481715

We love houses

The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.GOV.UK









Situated at the base of a cul-de-sac in one on the most popular roads in Aylesford is this extended FOUR bedroom detached family home. This property has been updated throughout with a replaced kitchen and utility area, three new bathrooms and extensive redecorating and refurbishment. To the exterior, is a rear garden measuring 14m x 11½ metres (46 'x 39'), and to front a driveway and parking, plus a garage with electric up and over door.
Please contact the office to arrange a key accompanied inspection. Vacant Possession.

Freehold
EPC: D
Council Tax: E
Full Fibre Broadband Available Soon





- **AN EXTENDED FOUR BEDROOM DETACHED HOME**
- **POPULAR 'BIRCH CRESCENT' LOCATION**
- **EXTENSIVE REFURBISHMENT THROUGHOUT**
- **THREE BATHROOMS**
- **ENCLOSED REAR GARDEN**
- **NO ONWARD CHAIN**

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

TH4649170626

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