



Price

£1,100,000

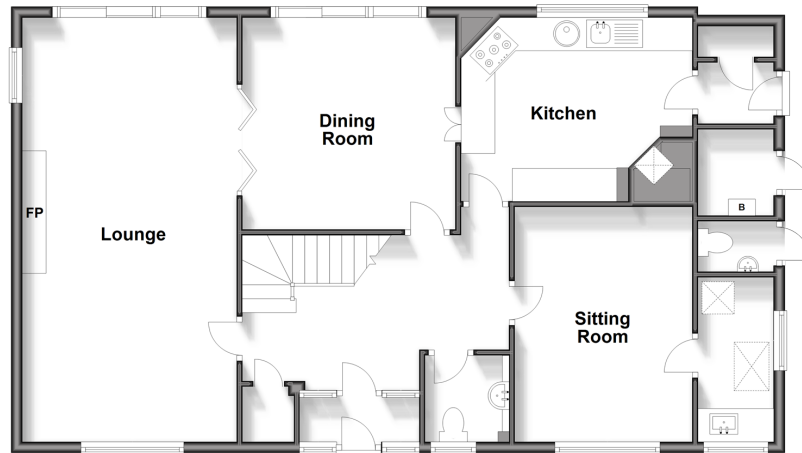
Freehold

5x  2x  4x 

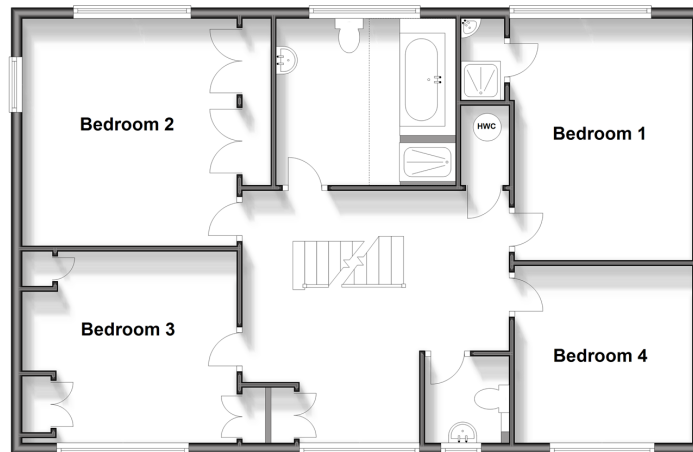
Birch Crescent, Aylesford, Kent, ME20

Wards
Helping you move forwards

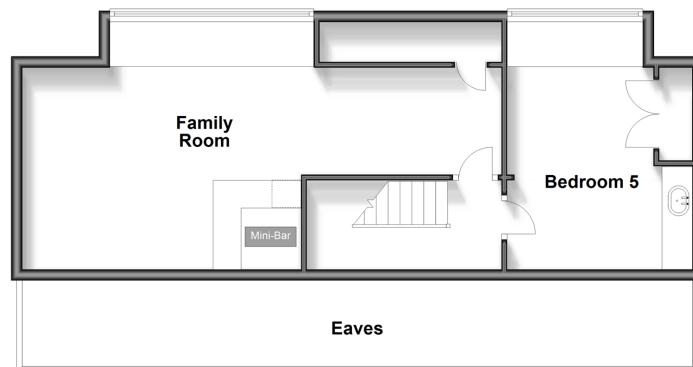
Ground Floor
Approx. 102.2 sq. metres (1099.7 sq. feet)



First Floor
Approx. 91.4 sq. metres (984.3 sq. feet)



Second Floor
Approx. 51.5 sq. metres (554.5 sq. feet)



Accommodation

GROUND FLOOR

Entrance Lobby

Hallway

Sitting Room: 13'10 x 10'3 (4.22m x 3.13m)

Utility Room: 9'10 x 4'5 (3.00m x 1.35m)

Kitchen: 13'6 x 10'10 (4.12m x 3.30m)

Lobby

Dining Room: 12'7 x 12'6 (3.84m x 3.81m)

Lounge: 25'1 x 12'6 (7.65m x 3.81m)

FIRST FLOOR

Landing

Bedroom 1: 14'4 (4.37m) x 10'7 (3.23m) narrowing to 10'3 (3.13m)

En-Suite Shower Room

Bedroom 2: 13'4 x 12'5 (4.07m x 3.79m)

Bedroom 3: 10'4 x 10'3 (3.15m x 3.13m)

Bedroom 4: 12'6 x 11'4 (3.81m x 3.46m)

Bathroom

Cloakroom

SECOND FLOOR

Landing

Family Room: (L-shaped) 16'3 x 14'7 (4.96m x 4.45m) plus 11'1 x 6'3 (3.38m x 1.91m)

Bedroom 5: 14'7 x 11'1 (4.45m x 3.38m)

OUTSIDE

Driveway

Double Garage: 21'2 x 16'11 (6.46m x 5.16m)

Outside Cloakroom

Rear Garden

Swimming Pool



Main features

- Individual home tucked away in an enviable private enclave
- Set in wonderful grounds measuring 0.323 acres
- Forget those chain worries - this is a chain free sale
- A double width garage is big enough for a family car protecting your pride & joy from the elements
- Excellent amenities, well reputed schools & great commuter links by road/rail all within easy reach



Nearest Schools

Primary Schools: Aylesford Primary 0.4 miles, Ditton C of E Junior School 0.9 miles, Lunsford Primary 1.7 miles. Secondary Schools: Aylesford School 0.4 miles, The Malling School 2.1 miles, Oakwood Park Grammar School 2.3 miles



Transport Information

Train Stations: Aylesford 1.2 miles, Barming 1.6 miles, East Farleigh 2.2 miles



Address

Birch Crescent, Aylesford, Kent, ME20



Directions

For directions to this property please contact us.



Call Larkfield Branch 01732 847877 ■ wardsofkent.co.uk



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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