

GROUND FLOOR  
APPROX. FLOOR AREA  
394 SQ.FT.  
(36.58 SQ.M.)

FIRST FLOOR  
APPROX. FLOOR AREA  
394 SQ.FT.  
(36.58 SQ.M.)

TOTAL APPROX. FLOOR AREA 787 SQ.FT. (73.16 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Hengist Drive  
Aylesford ME20 7FF  
Offers Over £325,000

Tenure: Freehold

Council tax band: D





Stylish two-bedroom terrace home located in the sought-after Ashlin Quarter. This home is just 5 years old and is offered in show home condition. Enhancing your peace of mind, Ashlin Quarter is gated development providing an additional layer of security to your tranquil setting.

The ground floor boasts a modern open plan layout with well equipped kitchen, a light and airy living room/dining room, cloakroom and large under stairs storage cupboard. Step through the French doors to a landscaped rear garden with the benefit of good size shed for storage.

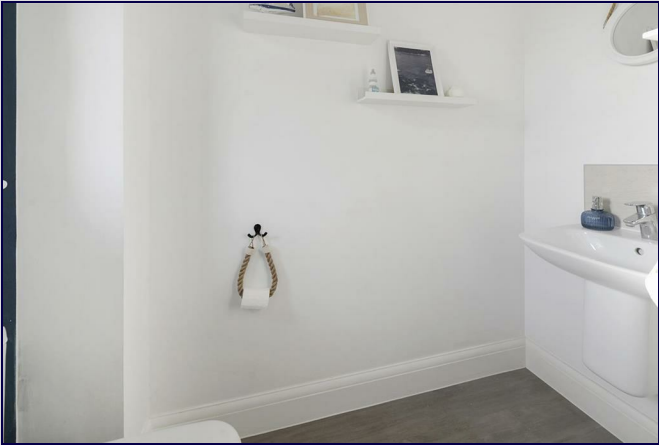
To the first floor are 2 double bedrooms and a bathroom. The main bedroom benefits from the luxury of an en-suite shower room and a large run of wardrobes (which the owners are happy to include).

The property benefits from allocated parking to the rear and the development has a good amount of visitor parking (including a bay conveniently located in front of your home!).

- SOLD BY KHP
- Sought After Gated Ashlin Quarter Development
- Immaculately Presented & Tastefully Styled
- Open Plan Kitchen/Living/Dining Room
- 2 Double Bedrooms
- Bathroom, Ensuite & Cloakroom
- Low Maintenance Rear Garden with Shed for Storage
- Allocated Parking Space & Visitor Parking

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
84	97		

England & Wales EU Directive 2002/91/EC



**LOCAL INFORMATION**  
Local Area Information For Ashlin Quater, Aylesford - Ashlin Quarter development is situated on the periphery of the historic village of Aylesford. The village has an 'old-world' charm, yet still caters for day to day needs, with a convenience store, hair dressers, three pubs a restaurant and a coffee shop with the village centre being approx 5 minutes walk.

The property is conveniently located for road and rail links, the M20 can be accessed at Junctions 4 & 5 providing access to further road links and destinations such as Canterbury, Ebbsfleet station, Ashford International and the Channel Tunnel. Aylesford Station is located just minutes from the property and serves the Medway Valley line, connecting with Strood and Maidstone West. St Pancras can be reached in under an hour (changing at Strood).

**ADDITIONAL INFORMATION**  
Freehold  
Council Tax Band D  
EPC Rating B  
UPVC Double Glazing  
Plantation Shutters to Remain  
Gas Central Heating  
Built in 2020  
10 Year New Home Warranty (5 years remaining)  
Estate Management Charge (Fresh Maintenance) - Approx £350pa

