



Hawking Close
Aylesford ME20 7YF
£420,000



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COUNTRY HOMES

Aylesford ME20 7YF

Welcome to this stunning semi-detached house located in the desirable Hawking Close, Aylesford. This property is part of a modern development and is immaculately presented, making it an ideal home for families or professionals seeking comfort and style.

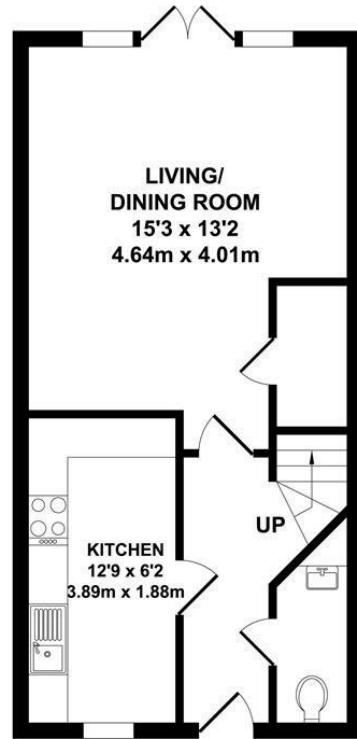
As you enter, you will find an inviting reception room that overlooks the garden and offers a warm atmosphere, perfect for relaxation or entertaining guests. The house boasts three well-proportioned bedrooms, including a large master bedroom that provides ample space for your personal retreat. With two bathrooms, morning routines will be a breeze for the whole family.

The property features a convenient drive and garage, providing parking, ensuring that you have easy access to your home. The attractive garden is a delightful addition, offering a lovely outdoor space for gardening, play, or simply enjoying the fresh air.

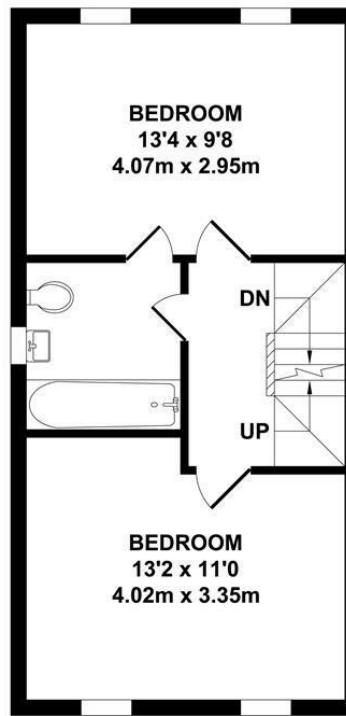
This semi-detached house is not only beautifully maintained but also benefits from its location within a new development, which adds to its appeal. With its combination of modern living and practical features, this property is sure to impress. Don't miss the opportunity to make this charming house your new home. Call today to view.

- 3 bed semi-detached home
- Kitchen
- Living room
- Downstairs cloakroom
- Large master bedroom with en-suite
- Family bathroom
- Garage plus driveway
- Great transport links
- Remainder of NHBC warranty
- Early viewing encouraged

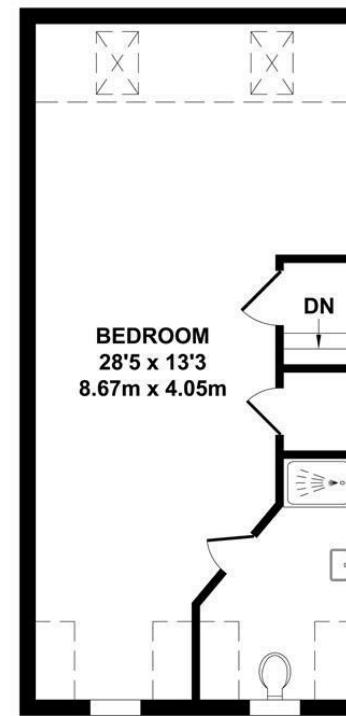




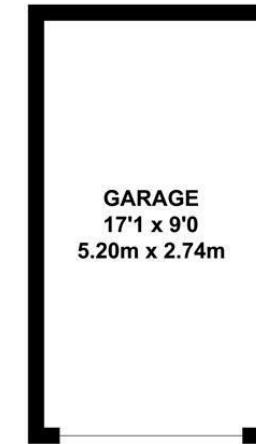
GROUND FLOOR
APPROX. FLOOR AREA
378 SQ.FT.
(35.12 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
378 SQ.FT.
(35.12 SQ.M.)



SECOND FLOOR
APPROX. FLOOR AREA
378 SQ.FT.
(35.12 SQ.M.)



OUTBUILDING
APPROX. FLOOR AREA
153 SQ.FT.
(14.25 SQ.M.)

TOTAL APPROX. FLOOR AREA 1287 SQ.FT. (119.61 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	90	90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





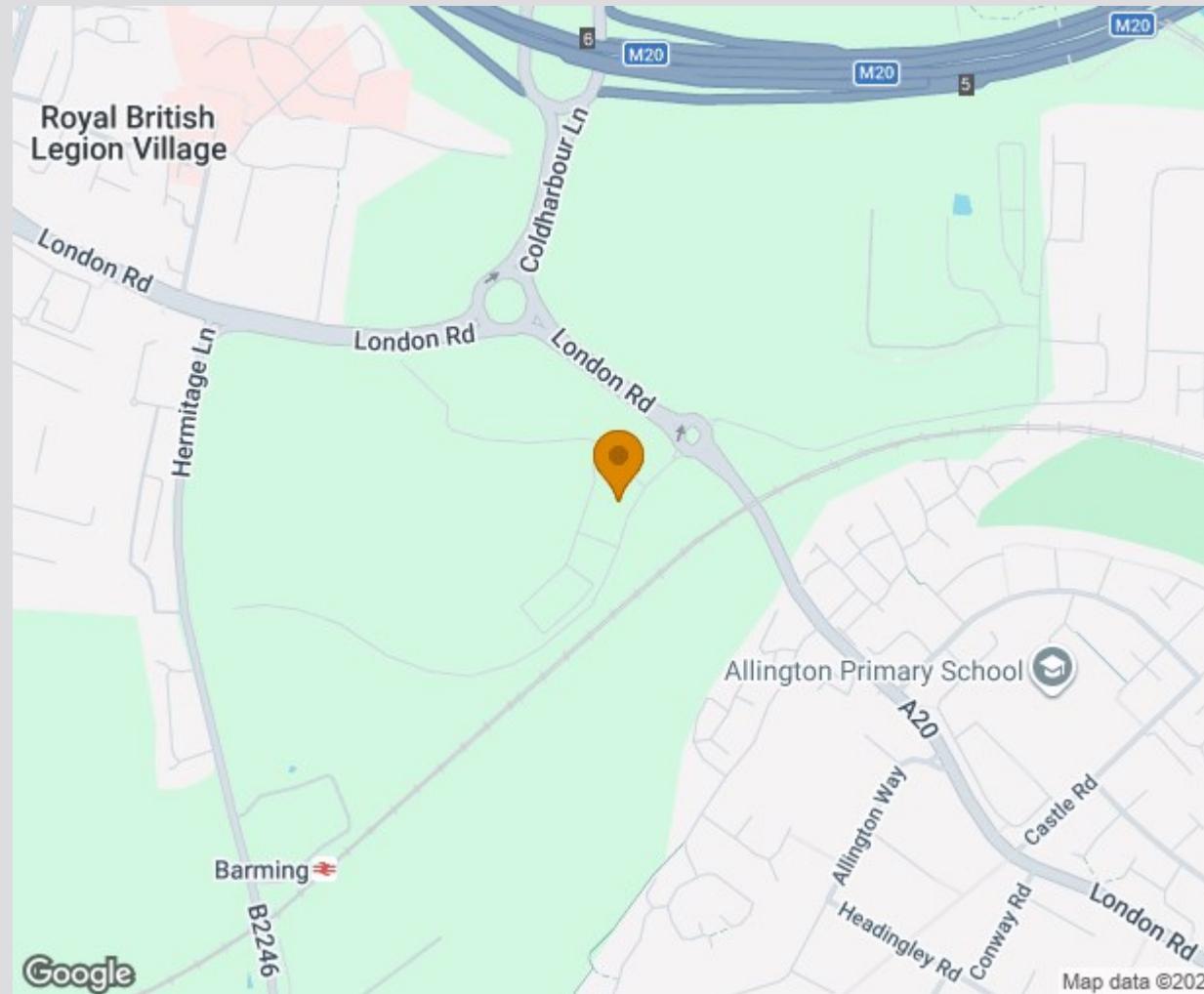
Location Map

Tenure: Freehold

Council tax band: E

AML

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before the property can be removed from the open market and advertised as 'sold subject to contract' and before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



TO VIEW CONTACT: 01622 94 22 22 allington@khp.me
www.khp.me

