



## Birch Crescent

Aylesford ME20 7QE

£625,000



COUNTRY HOMES

## Aylesford ME20 7QE

Nestled in the prestigious Birch Crescent of Aylesford, this splendid detached house offers a perfect blend of comfort and elegance. With its prime location on a premium road in South Aylesford, this property is ideal for families seeking a tranquil yet accessible living environment.

Upon entering, you are greeted by a spacious entrance that leads to two inviting reception rooms, with a third reception which would make a great home office, all perfect for entertaining guests or enjoying quiet family evenings. The layout is thoughtfully designed, providing ample space for relaxation and social gatherings. The property boasts four well-proportioned bedrooms, ensuring that everyone has their own private sanctuary.

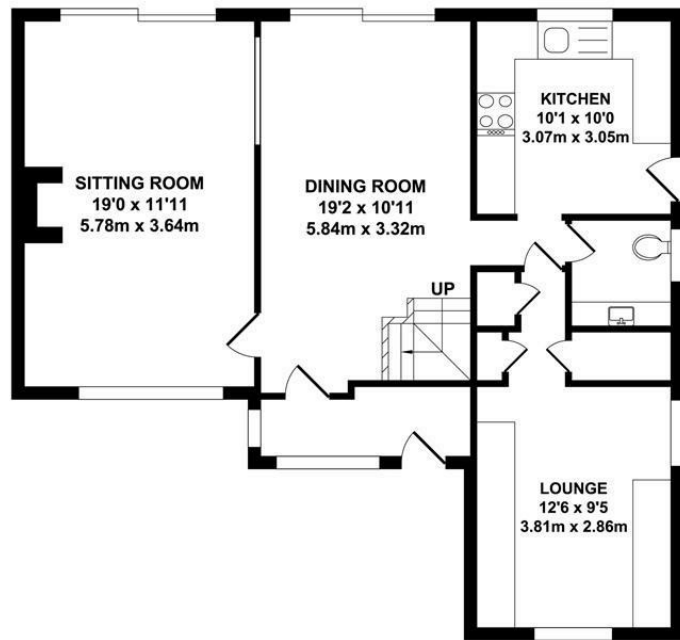
The bathroom is conveniently located, catering to the needs of the household with ease and there is the convenience of a downstairs WC. One of the standout features of this home is its secluded location, accessed via a long private drive that enhances both privacy and security. This serene setting is perfect for those who appreciate a peaceful lifestyle while still being close to local amenities.

Additionally, the property includes a detached double garage, providing ample storage space for vehicles and other belongings. This feature adds to the overall appeal, making it a practical choice for modern living.

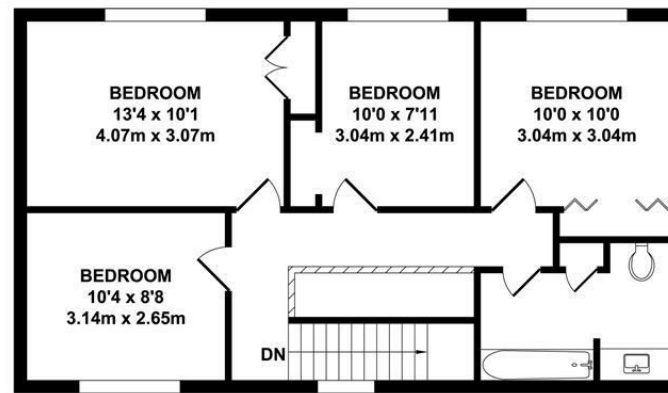
In summary, this detached house on Birch Crescent is a rare find, combining spacious living areas, a desirable location, and the luxury of privacy. With Aylesford village and station in walking distance, along with a large Sainsbury's store and other shops as well as primary and secondary schools and excellent motorway links close by, it is an excellent opportunity for anyone looking to settle in a charming and well-connected community. Call today to arrange your viewing.

- Prestigious road in South Aylesford
- Detached
- 4 bedrooms
- 3 receptions
- Downstairs WC
- Modern kitchen
- Detached double garage
- Long driveway
- Secluded position
- Viewing encouraged

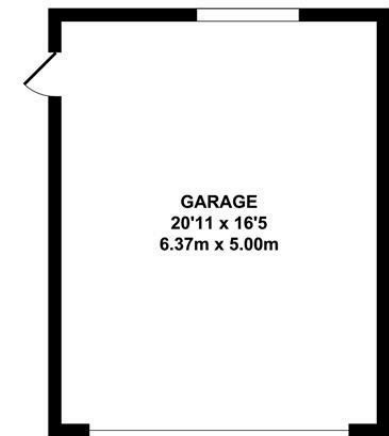




GROUND FLOOR  
APPROX. FLOOR AREA  
803 SQ.FT.  
(74.59 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
604 SQ.FT.  
(56.12 SQ.M.)

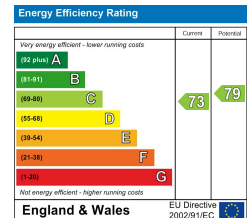


OUTBUILDING  
APPROX. FLOOR AREA  
343 SQ.FT.  
(31.85 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1750 SQ.FT. (162.56 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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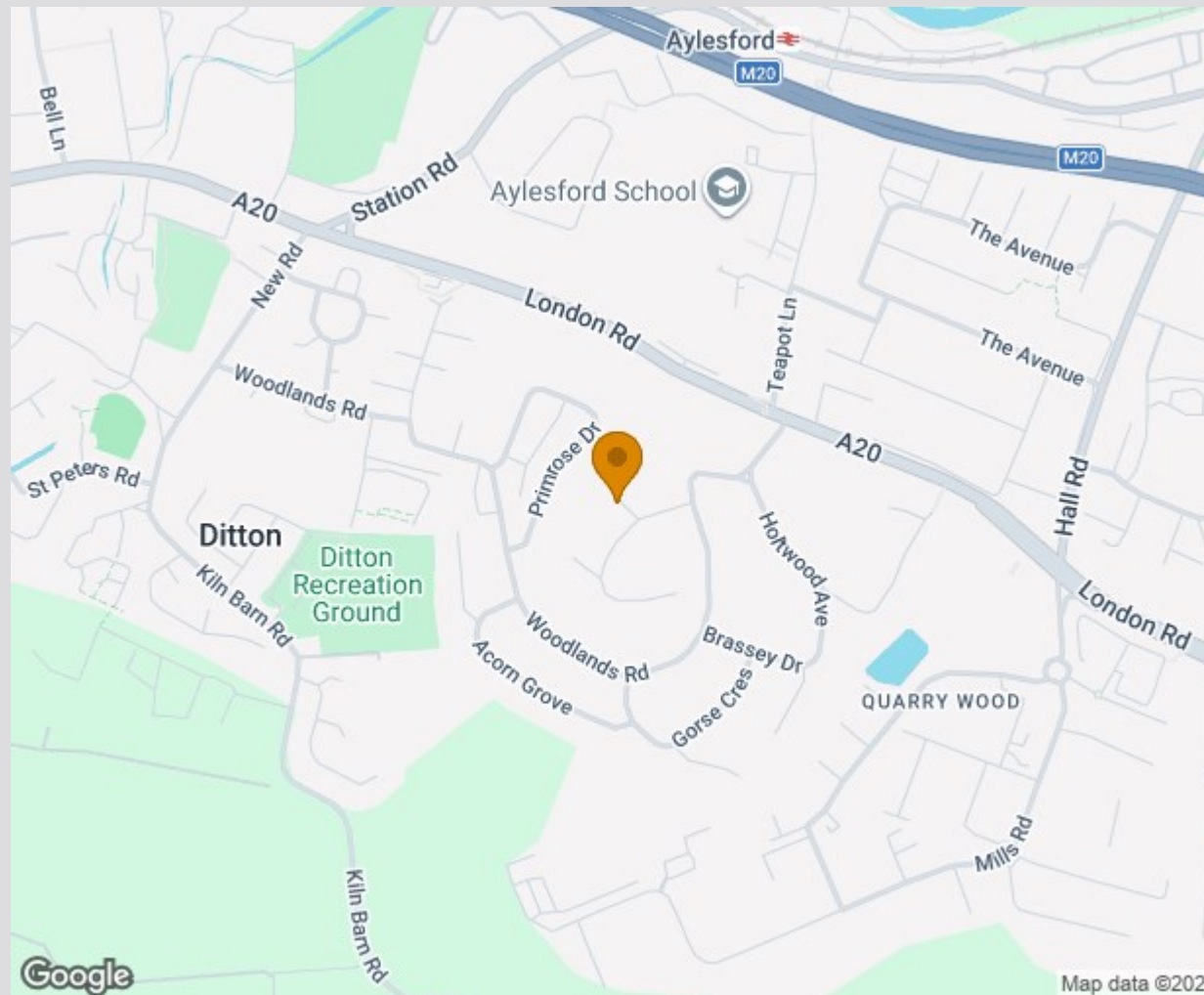
## Location Map

Tenure: Freehold

Council tax band: F

### 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](mailto:allington@khp.me)

[www.khp.me](http://www.khp.me)



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