



Kingfisher Road

Aylesford ME20 6RF

£325,000



COUNTRY HOMES

Aylesford ME20 6RF

Nestled on Kingfisher Road in the popular area of Larkfield, Aylesford, this delightful end-terrace house presents an excellent opportunity for first-time buyers. With three well-proportioned bedrooms, this property offers ample space for a growing family or those seeking a comfortable home.

Upon entering, you will find an inviting reception room which will provide a versatile living space, perfect for entertaining guests or enjoying quiet evenings at home. The layout is designed to maximise both comfort and functionality, ensuring that every corner of the home is utilised effectively.

The property features a well-appointed bedrooms, seperate living space and a good size kitchen catering to all your daily needs. Additionally, the convenience of a driveway adds to the appeal, providing off-road parking for your vehicle.

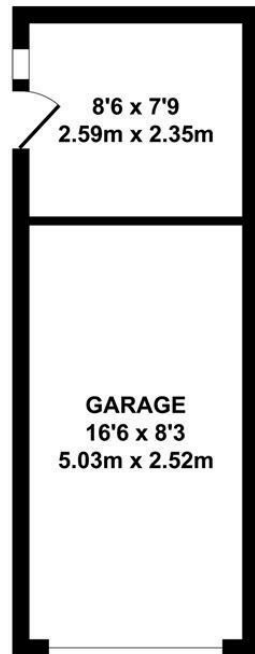
One of the standout features of this home is that it is chain-free, allowing for a smoother and quicker transaction process. This is particularly advantageous for first-time buyers who are eager to settle into their new abode without unnecessary delays.

Kingfisher Road is situated in a friendly neighbourhood, offering a sense of community while being close to local amenities and transport links. This makes it an ideal location for those looking to enjoy the balance of suburban living with easy access to the wider area.

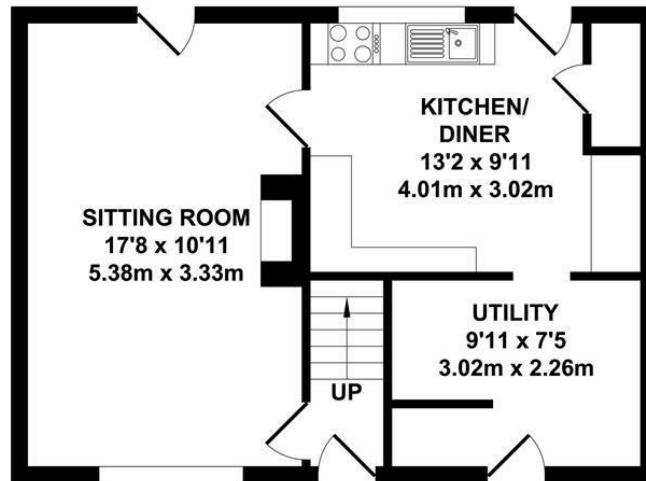
In summary, this three-bedroom end-terrace house on Kingfisher Road is a fantastic opportunity for first-time buyers seeking a comfortable and convenient home to make their own. With its spacious reception rooms, driveway, and chain-free status, this property is not to be missed.

- CHAIN-FREE
- THREE BEDROOMS
- LARGE DRIVEWAY
- IDEAL FOR FIRST TIME BUYERS
- IDEAL LOCATION
- EXTERNAL WORKSHOP
- UTILITY ROOM
- VIEWING HIGHLY RECOMMENDED

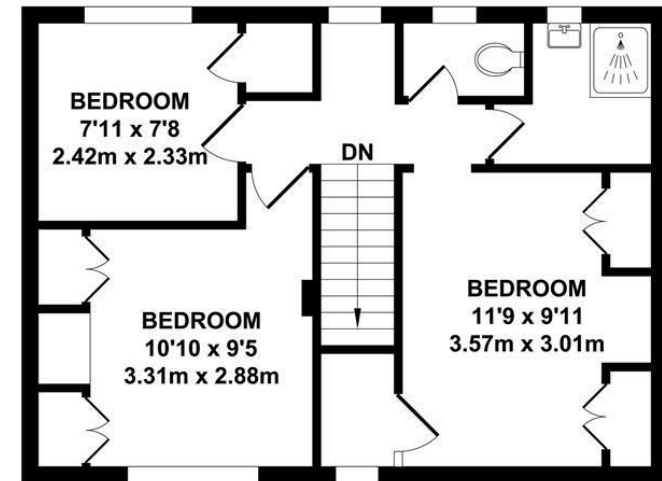




OUTBUILDING
APPROX. FLOOR AREA
208 SQ.FT.
(19.37 SQ.M.)



GROUND FLOOR
APPROX. FLOOR AREA
431 SQ.FT.
(40.03 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
431 SQ.FT.
(40.03 SQ.M.)

TOTAL APPROX. FLOOR AREA 1070 SQ.FT. (99.43 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 | A | | |
| | B | | |
| | C | | |
| | D | | |
| | E | | |
| | F | | |
| Not energy efficient - higher running costs | G | | |

England & Wales EU Directive 2002/91/EC





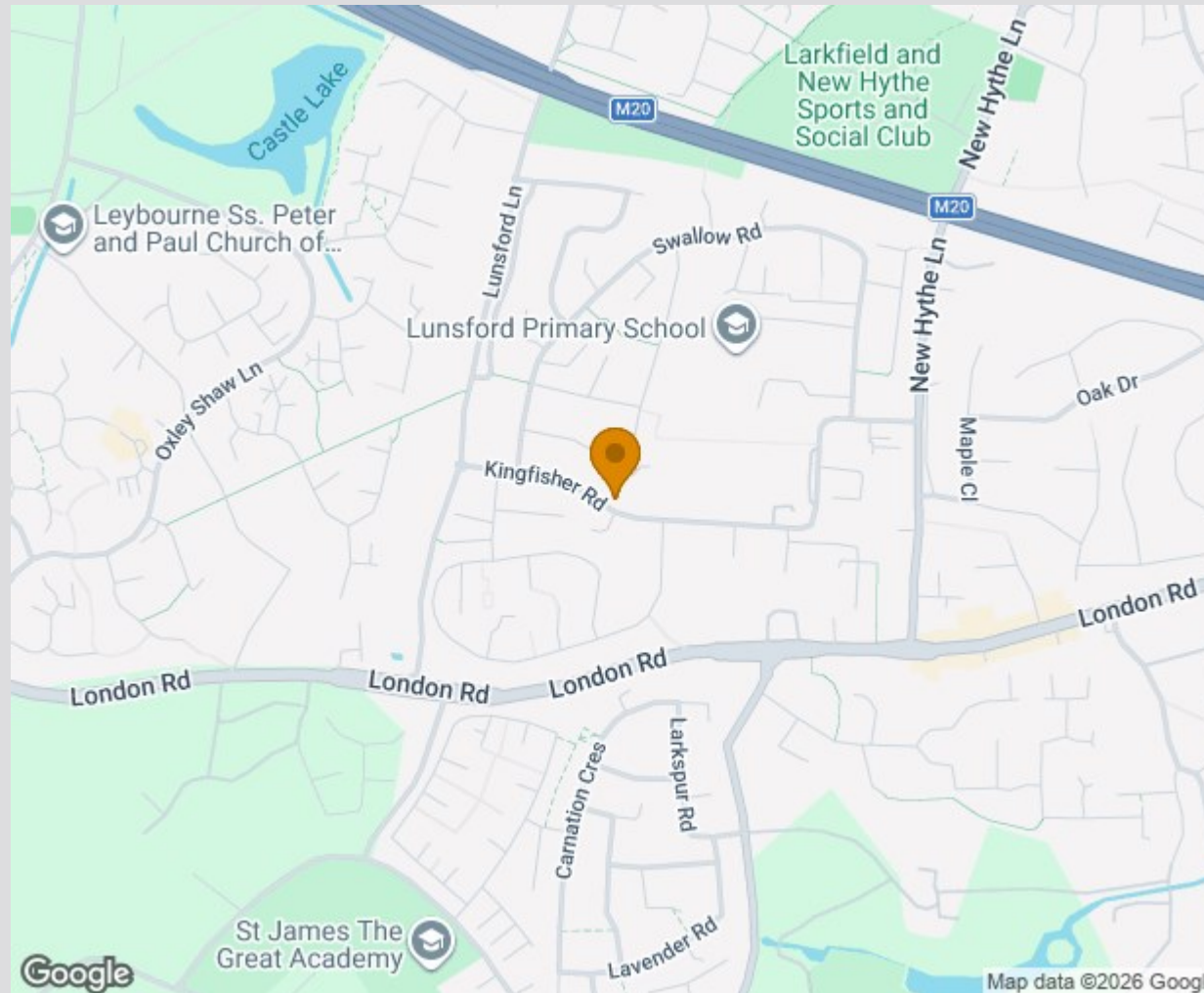
Location Map

Tenure: Freehold

Council tax band: C

AML WM

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.



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