



## 23 BIRCH CRESCENT, AYLESFORD, KENT ME20 7QE

This spacious four bedroom detached house in the Holtwood area of Aylesford boasts an impressive blend of modern design and comfortable living, all while providing breathtaking views of the surrounding countryside. As you approach the property there is off street parking for several vehicles with a winding Indian slate pathway leading to the front door. The beautifully landscaped garden is a highlight, featuring mature trees and flowerbeds, and a dedicated red brick faced concrete office and bar area, perfect for working from home or entertaining guests. This enchanting property combines tranquility with functionality, making it an ideal family home.

4 Bedrooms ■ Kitchen/Breakfast Room ■ Lounge/Dining Room ■ Utility ■ Downstairs Shower Room ■ Large Family Bathroom ■ Off Street Parking ■ Panoramic Views ■ Beautiful Japanese Front Garden ■ Lovely Rear Garden with Home Office

PRICE: GUIDE PRICE £725,000 FREEHOLD



SITUATION

The popular area of Holtwood which has excellent local primary schools are within walking distance, plus buses that service all of the local grammar schools. For those who commute, Aylesford train station is within a 15 minute walk. This connects with the fast service into St. Pancras and Ashford International, and the M20/26 motorways are within five minutes.

DIRECTIONS

From the M20 at junction 5 exit towards A20 Aylesford, continue on the A20 for approximately 2miles then take then turn left into Woodlands Road, then right into Birch Crescent and number 23 is on your right hand side.

From the A25 at Wrotham Heath continue towards Maidstone at the roundabout take the 1st exit and stay on London Road/A20, turn right into woodlands road then right into Birch Crescent and number 23 is on the right hand side.

GROUND FLOOR

ENTRANCE HALL

Double radiator, staircase to first floor, double doors providing access to dining area, built in storage/shoe cupboard. Doors to living room and shower room.

SHOWER ROOM



Walk in shower with Aqualisa rainfall shower, fully tiled walls, low level W.C., sink inset into vanity unit with drawers under, inset ceiling lights.

STORAGE/SHOE CUPBOARD

Large walk in storage cupboard with shelving and light, tiled floor.

LOUNGE

Double glazed Georgian style floor to ceiling bay window to front, double glazed French doors to rear garden, two double glazed windows to rear, solid Canadian maple wood flooring, multi fuel stove with exposed brick surround, stone hearth and Oak mantle, two double radiators.

DINING AREA



Double glazed French doors to rear gardens Canadian solid maple wood flooring, double radiator, serving hatch to kitchen.

KITCHEN/BREAKFAST ROOM

Double glazed Georgian style bay window to front, double glazed windows to rear plus double glazed doorway providing access to rear gardens, vaulted ceiling, range of Oak fitted wall and base units with Bosch appliances including five ring gas hob with overhead stainless steel extractor hood, integrated dishwasher, integrated oven and combination oven/microwave, space for American fridge freezer, three radiators, island feature with inset single bowl sink with mixer tap and drainer, two Velux windows, inset ceiling spotlights, concealed lighting, display cabinet lighting plus separate individual lighting controls, tiled floor.

UTILITY ROOM

Space and plumbing for washing machine, space for tumble dryer, oak base units with worktops over, stainless steel single drainer sink unit with mixer tap, cupboard housing gas and electric meters, gas fired Valliant boiler.

FIRST FLOOR

GALLERIED LANDING

Double glazed Georgian style window to front, double radiator, hatch to loft with pull down ladder, doors to bedrooms and bathroom.

BEDROOM 1



Double glazed window to rear, radiator, fitted wardrobes with storage cupboard, plus additional mirror fronted built in wardrobes, panoramic views to rear.

BEDROOM 2

Double glazed window to rear, double built in wardrobe, radiator, panoramic views to rear.

BEDROOM 3



Double glazed Georgian style window to front, radiator.

BEDROOM 4

Double glazed window to rear, radiator, built in wardrobe, panoramic views to rear.

BATHROOM



Double glazed frosted window to side, jacuzzi jet bath with seperate shower cubicle with Aqualisa quartz shower, inset utopia basin and vanity unit with storage cupboard under, close coupled W.C., two heated towel rails, inset ceiling spotlights with controls, wall mounted cabinets, extractor fan, tiled flooring, fully tiled walls.

OUTSIDE

FRONT GARDEN



Japanese landscaped garden with paved pathway to front door, outside path light sensors, driveway providing off street parking for several vehicles.

REAR GARDEN



South West facing rear garden with upper level mostly laid to lawn with pergola leading to paved patio area with feature log store, outside tap, pedestrian side access, shed, steps on both sides of garden with solar lighting leading to patio area with a garden shed and red brick faced concrete out building with decked entertaining area. Mature plants and trees. Multiple outside power points

OUTBUILDING/OFFICE



Red brick faced concrete built with a resin roof, guttering and drainage, double glazed French doors to front, double glazed door to side, double glazed window to side, power, light, built in bar area, hard wired cat 6 Ethernet for office use.

COUNCIL TAX BAND F