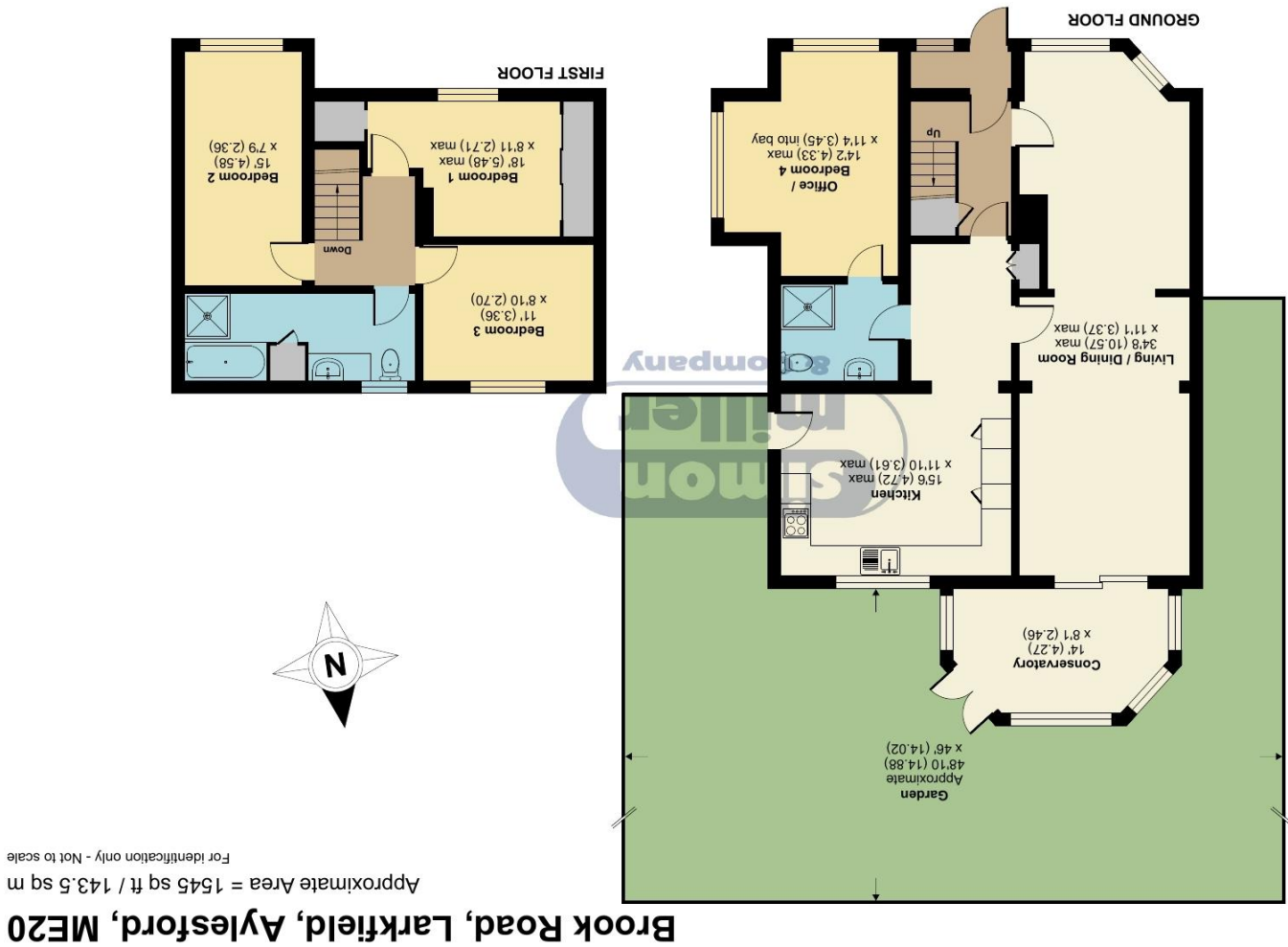



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Simon Miller & Company. REF: 1289046



30 Brook Road, Larkfield, Kent, ME20 6JD

GUIDE PRICE: £550,000-£575,000  
EPC RATING: C







Situated on one of Larkfield's most sought-after roads, this beautifully extended 3/4 double bedroom home on Brook Road offers the perfect blend of space, style, and convenience. Immaculately presented throughout, the property is ready for a new family to move straight in and enjoy.

To the front, a generous driveway provides ample parking for multiple vehicles. Inside, the home is bright and airy, with a warm and welcoming feel throughout. A large ground floor extension has transformed the layout, significantly extending the through lounge/diner and creating a fantastic open-plan living space. The dining area features a charming open fireplace, ideal for family gatherings or cozy evenings in. Just on through the lounge is the conservatory which offers further flexible family accommodation.

At the heart of the home is the modern kitchen, filled with natural light from the skylight and offering a lovely view over the garden. It's a great space for entertaining or enjoying everyday family life. The converted garage is currently used as a home office but could easily serve as a fourth bedroom with its own en suite—perfect for guests, teenagers, or multigenerational living.

Upstairs, you'll find three generously sized double bedrooms and a large, well-appointed family bathroom.

Located in the heart of Larkfield, this home is just a short walk from highly regarded schools, the local leisure centre, and a variety of amenities. Excellent bus routes provide easy access to surrounding towns and transport links, making it ideal for commuters and families alike.

This is a rare opportunity to own a spacious and flexible family home in a fantastic location—viewing is highly recommended.

Freehold  
EPC: C  
Council Tax: E  
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Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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