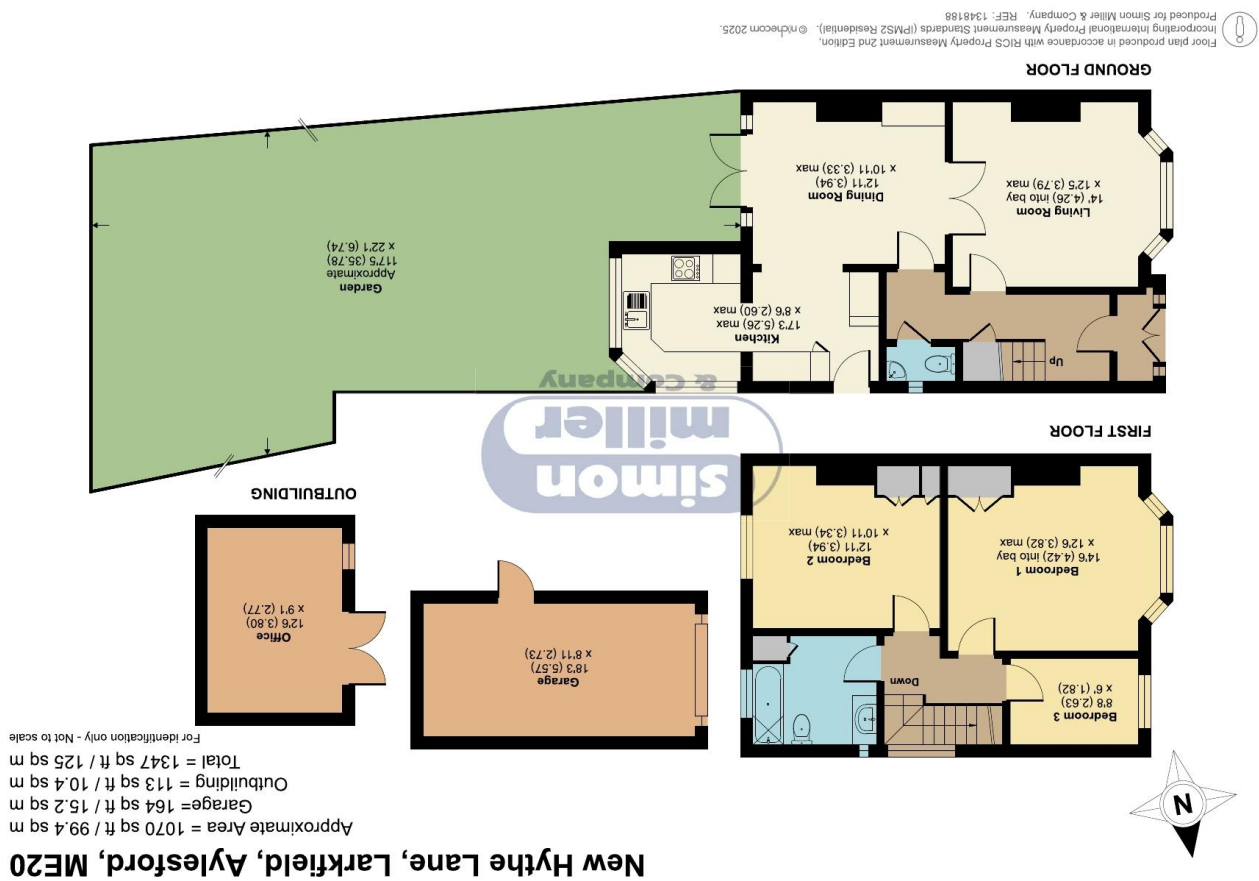




GUIDE PRICE: £500,000-£550,000
EPC RATING: C

136 New Hythe Lane, Larkfield, Kent, ME20 6PS





Homes of this calibre rarely become available. This beautifully presented 1930s-built three-bedroom semi-detached family home in popular Larkfield offers a wonderful balance of character and modern style, with bright, airy accommodation that flows effortlessly.

On arrival, the property impresses immediately with a generous driveway and attractive façade. Stepping inside, the welcoming hallway features flooring in keeping with the 1930s period, setting the tone for the rest of the home. The lounge enjoys a large bay window, dual-fuel log burner, high ceilings, and picture rails, seamlessly opening into the dining area with French doors onto the garden. The modern fitted kitchen provides excellent storage and style, complemented by a ground floor cloakroom.

Upstairs, you'll find three well-proportioned bedrooms and a family bathroom, all finished to a high standard.

The rear garden is exceptionally large, offering plenty of space for families to enjoy. A detached garage/workshop adds versatility, while the summerhouse with power and lighting makes an ideal office, studio, or playroom. The fully boarded loft also offers scope for extension (STPP), ensuring the home can grow with your family.

Location – New Hythe Lane, Larkfield:

Set within the popular village of Larkfield, New Hythe Lane enjoys an excellent balance of convenience and community. The area is particularly well-served for families, with Larkfield Leisure Centre just a short distance away, offering swimming pools, fitness suites, classes, and sports facilities for all ages. Everyday amenities are close at hand, including supermarkets, local shops, cafes, and well-regarded schools. For those who enjoy the outdoors, Leybourne Lakes Country Park and the River Medway provide beautiful walking, cycling, and water-sports opportunities. Commuters benefit from excellent transport links, with New Hythe station nearby for trains into London, and easy access to the M20 and M2 motorways for travel further afield. The neighbouring towns of West Malling and Maidstone also offer an array of restaurants, wine bars, and shopping.

This combination of leisure, connectivity, and lifestyle makes Larkfield — and particularly New Hythe Lane — a highly desirable location for families and professionals alike.

Freehold
EPC: C
Council Tax: D
Full Fibre Broadband Available Now



- **BEAUTIFULLY PRESENTED 1930S-BUILT THREE-BEDROOM SEMI-DETACHED FAMILY HOME**
- **POPULAR NEW HYTHE LANE LOCATION**
- **GENEROUS DRIVEWAY**
- **OPEN-PLAN DINING AREA WITH FRENCH DOORS LEADING ONTO THE LARGE REAR GARDEN**
- **DETACHED GARAGE/WORKSHOP, VERSATILE SUMMERHOUSE WITH POWER, AND SCOPE TO EXTEND (STPP)**

TAKE A LOOK AT: WWW.SIMONMILLER.CO.UK

AM456280825

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.

777-779 LONDON ROAD, LARKFIELD, AYLESFORD, KENT, ME20 6DE | 01732 875 706 | LARKFIELDSALES@SIMONMILLER.CO.UK