

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrbhcom 2025. REF: 1363012



1 Wordsworth Way, Larkfield, Kent, ME20 6UY

ASKING PRICE: £375,000

EPC RATING: C





Offered to the market with NO CHAIN is this spacious three bedroom home ideally located within walking distance of a supermarket, public transport links, and scenic country and lake walks.

Externally, the property boasts an ample driveway and an integral garage which has the potential to convert (STPP). Internally, the ground floor has a convenient downstairs WC, a spacious open-plan living and dining area, and a separate kitchen that opens directly onto the garden, creating an ideal space for indoor-outdoor living. The garden is well landscaped and private from all angles, offering a peaceful retreat, with side access which connects the garden to the driveway.

Upstairs, the property comprises a modern family bathroom with a shower, two generous double bedrooms, and a comfortable single bedroom, providing flexible accommodation suitable for families or home working.

Viewings are available immediately for this ready-to-move-into home, offering a wonderful opportunity for comfortable and convenient living.

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



- CHAIN FREE**
- FANTASTIC REAR GARDEN**
- GARAGE & DRIVEWAY**

- DOWNSTAIRS CLOAKROOM**
- GREAT POTENTIAL TO EXTEND (STP)**
- SUPERMARKET & COUNTRY WALKS WITHIN CLOSE PROXIMITY**

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

DO4588120825

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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