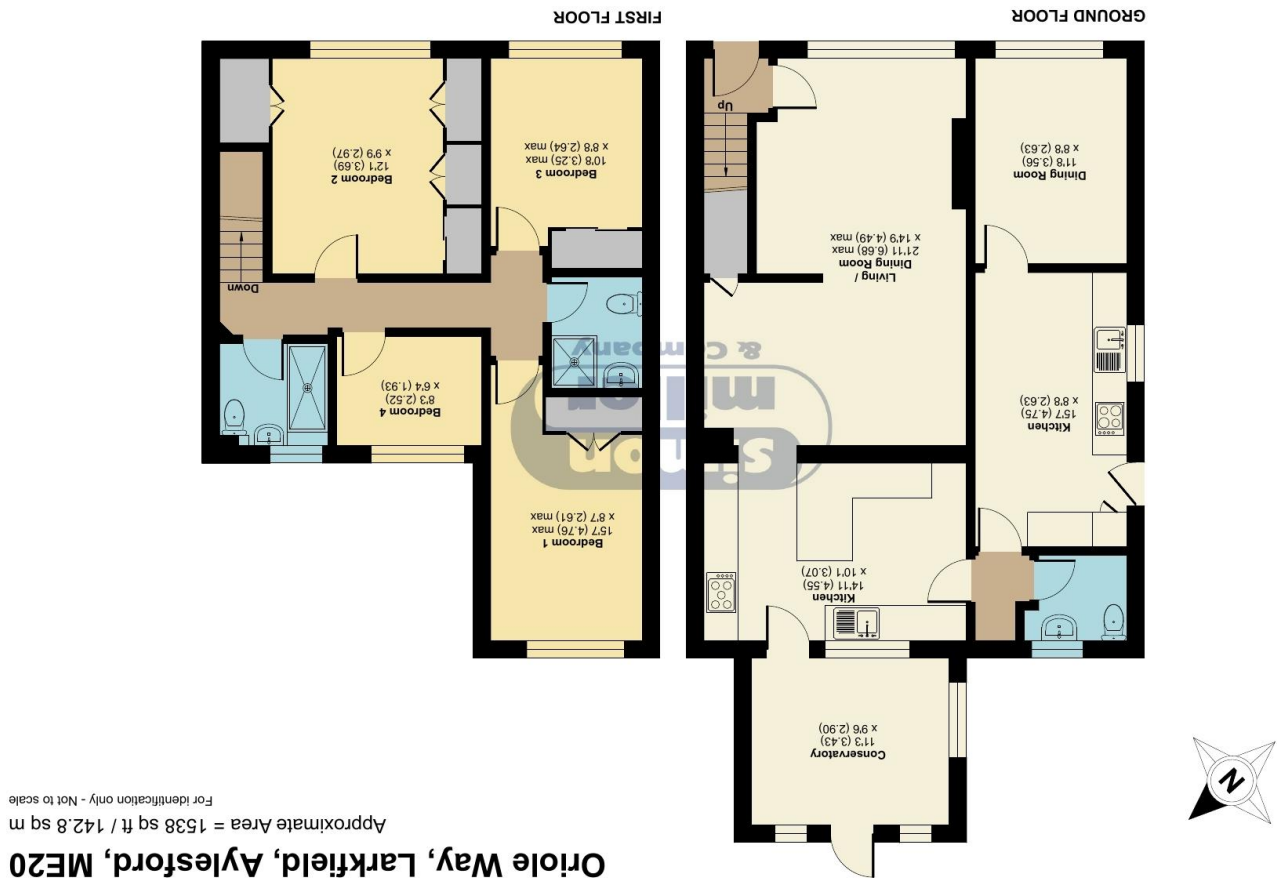


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Simon Miller & Company. REF: 1375858



29 Oriole Way, Larkfield, Aylesford, Kent, ME20 6LN

ASKING PRICE: £470,000
EPC RATING: C





Situated on the ever-popular Birds Estate in Larkfield, this beautifully extended four-bedroom semi-detached family home offers over 1,500 sq. ft. of spacious and versatile accommodation — ideal for modern family living.

The ground floor features a welcoming entrance hall leading to a spacious living/dining room (21'11" x 14'9"), perfect for entertaining or relaxing with the family. The home benefits from two kitchens — the main kitchen measuring 15'7" x 8'8", and a second kitchen/breakfast area (14'11" x 10'1") — offering excellent flexibility and the potential to create a self-contained annex if desired. A conservatory (11'3" x 9'6") overlooks the west-facing rear garden, providing a sunny and private outdoor space ideal for summer evenings.

Upstairs, there are four well-proportioned bedrooms — the principal bedroom measuring 15'7" x 8'7", with three further bedrooms (Bedroom 2: 12'1" x 9'9", Bedroom 3: 10'8" x 8'8", and Bedroom 4: 8'3" x 6'4") — along with a family bathroom and additional shower room.

Externally, the property enjoys a generous driveway to the front, offering ample off-road parking, and a private, west-facing garden to the rear — perfect for families and entertaining alike.

Larkfield remains one of the area's most desirable locations, offering excellent access to local schools, shops, parks, and amenities, as well as superb transport links via the M20 and nearby West Malling station.

This property is offered chain free, making it an ideal move for families looking to upsize or buyers seeking a flexible home with annex potential.

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



- CHAIN FREE
- EXTENDED FOUR BEDROOM FAMILY HOME
- OVER 1,500 SQ. FT. OF FLEXIBLE ACCOMMODATION

- WEST-FACING REAR GARDEN
- POTENTIAL FOR SELF-CONTAINED ANNEX
- SOUGHT-AFTER LARKFIELD LOCATION

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

AM4570311025L

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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