



Ibbett Mosely

Lunsford Lane, Larkfield, Aylesford ME20 6HU
Guide Price £500,000



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A FANTASTIC EXTENDED THREE BEDROOM SEMI DETACHED FAMILY HOME WITH SPACIOUS AND FLEXIBLE LIVING ACCOMMODATION, OFF ROAD PARKING AND ENCLOSED REAR GARDENS SITUATED IN A CONVENIENT LOCATION WITHIN WALKING DISTANCE OF LOCAL SHOPS. NO ONWARD CHAIN

Guide Price £500,000 to £520,000

- Beautifully Presented Semi Detached Family Home
- Three Bedrooms
- Entrance Hall with Storage and Bench Seating
- Guide Price £500,000 to £520,000
- Sitting Room with Log Burner
- No Onward Chain
- Enclosed Rear Garden - Parking for Several Cars
- Modern Extended Socially Connected Fully Fitted Kitchen
- Ground Floor Cloakroom and Utility Space
- Brick Built Home Office in Rear Garden

Located in the sought-after area of Lunsford Lane, Larkfield, this charming semi-detached house offers a perfect blend of comfort and modern living. Built in the mid century, this extended family home has been thoughtfully designed to cater to the needs of contemporary life.

Upon entering, you will be greeted by two open up reception rooms that provide ample space for relaxation and entertainment. The heart of the home is undoubtedly the stunning social open-plan kitchen, dining, and living area, which creates a warm and welcoming atmosphere for family gatherings and social occasions. This well-presented space is perfect for both everyday living and special celebrations.

The property boasts three bedrooms, providing plenty of room for family members or guests. The well-appointed bathroom ensures convenience for all, making this home a practical choice for families of all sizes.

One of the standout features of this property is the purpose-built office located in the garden, ideal for those who work from home or require a quiet space for study. This addition enhances the functionality of the home, allowing for a seamless work-life balance.

Outside, the property benefits from a large driveway and garage, providing ample parking for multiple vehicles, a rare find in many homes today. The garden offers a private retreat, perfect for enjoying the outdoors or entertaining friends and family.

Situated in a popular location, this property is close to local amenities and transport links, making it an ideal choice for those seeking a vibrant community. With its well-presented interiors and thoughtful features, this semi-detached house on Lunsford Lane is a wonderful opportunity for anyone looking to settle in a desirable area of Aylesford.

DESCRIPTION

This Fantastic family home has a great deal to offer with it greatly extended layout. Now offering contemporary living with an open plan feel but maintaining some character. The original reception rooms have been opened up to create a larger space with a sitting room to the front of the house offering a cosy area with wood burning stove a main feature. This opens to the original dining room which in turn moves into the stunning extension to the rear offering up a contemporary open plan kitchen with central island and seating for a social connection. A large lantern roof pours light into this space and access to the garden is via bi folding doors, just what the modern family is looking for. The original hallway linking into the kitchen has been turned into a storage space for utilities and downstairs cloakroom for convenience.

Upstairs remains in an original layout with three bedrooms and family bathroom. Two of the bedrooms are double rooms and the third a single.

GARDEN WITH HOME OFFICE

The enclosed private rear garden is mainly laid to lawn, it has two patio areas one leading from the rear of the property via the bi-fold doors from the kitchen / breakfast room and the other at the bottom of the garden. The garden also benefits from a self contained brick built home office which is insulated and has electric and internet connection. The vendor sometimes uses this as a part time bedroom for visitors and has a pull down bed and black out blinds for this use.

GARAGE, PARKING AND DRIVEWAY

Garage with up and over garage door and personal door leading to the private garden. There driveway is mainly gravel and affords parking for several vehicles.

LARKFIELD

The property is located within easy walking distance of a Tesco superstore, local shops, post office, schools, library, doctors' surgeries and other amenities. There is easy access to the M20's Junction 4 which links to the M26/M25 Motorway network, Dartford Tunnel, Channel Tunnel Terminus and ports, Heathrow and Gatwick International Airports, London and suburbs. The nearest stations are New Hythe (about 1 mile), Snodland (about 2 miles) and West Malling (3 miles).

Nearby is the historic market town of West Malling with a broad high street of specialist shops, as well as a great selection of restaurants and public houses. Tonbridge, Sevenoaks and the County Town of Maidstone town centres offer a wide range of shopping, educational and leisure facilities as well as main line stations. There are a good number of well-regarded state and independent schools in the area. There are golf courses at Wrotham Heath, Kings Hill and Addington and indoor leisure centres at Larkfield and Kings Hill.

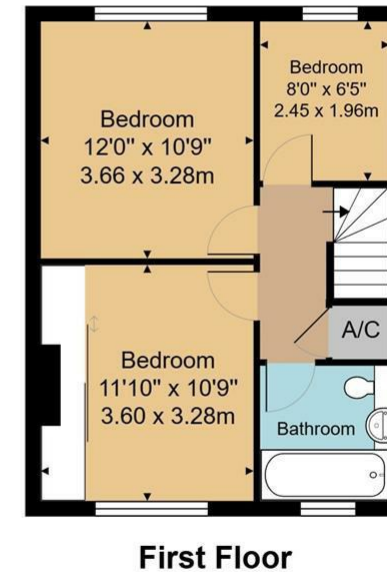
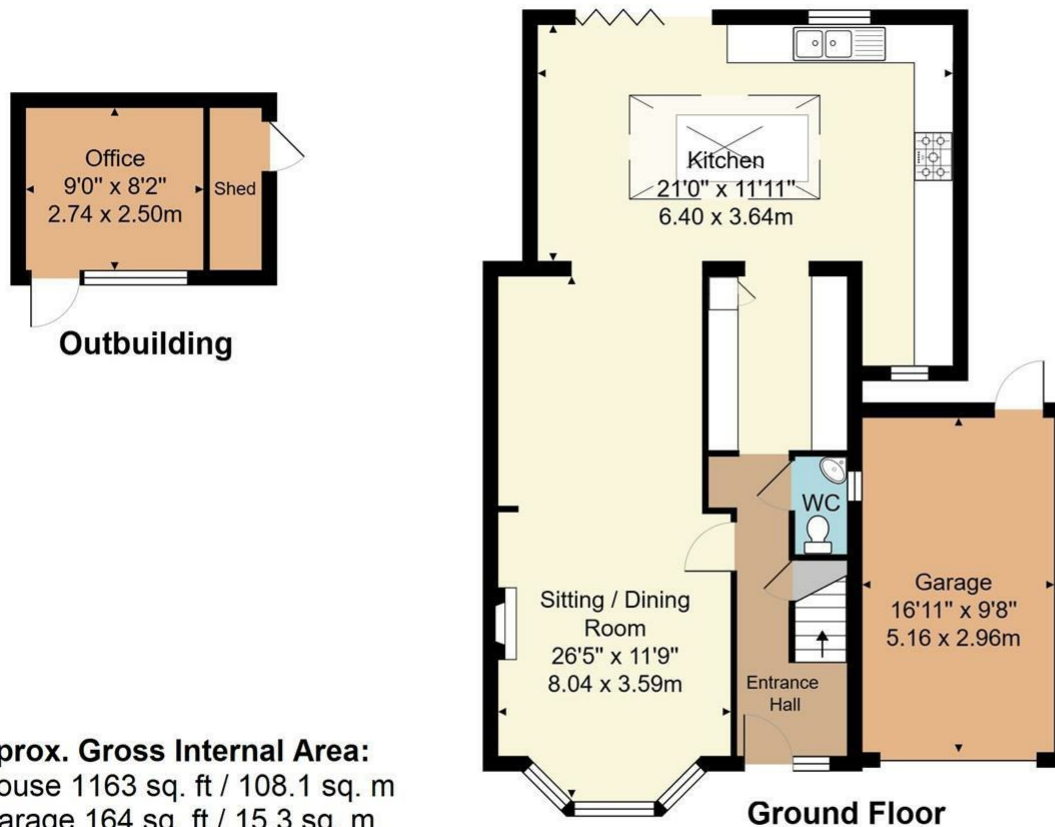
TONBRIDGE & MALLING BOROUGH COUNCIL

Band D

EPC - D

<https://find-energy-certificate.service.gov.uk/energy-certificate/2192-4238-5510-8781-2211>





Approx. Gross Internal Area:
 - House 1163 sq. ft / 108.1 sq. m
 - Garage 164 sq. ft / 15.3 sq. m
 - Outbuilding 98 sq. ft / 9.1 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Ibbett Mosely

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