



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS



New Hythe Lane

Larkfield, Aylesford, Kent, ME20 6SA

GUIDE PRICE £450,000 to £475,000

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Larkfield, Aylesford, Kent, ME20 6SA

Key Features

- Guide Price £450,000 to £475,000
- No Onward Chain
- Two Bedrooms with En-Suite Shower Rooms
- Five Bedroom Detached House
- Modern Kitchen and Island with Breakfast Bar
- Overlooking Leybourne Lakes

Description

Charming 4/5 bedroom detached cottage style family home. The property is beautifully situated, offering stunning views over Leybourne Lake and easy reach of local amenities.

The spacious property comprises entrance porch and hallway, a cosy living room with log burner, separate dining room with coal fireplace and original beams, modern fitted kitchen with island and pantry/utility room, downstairs cloakroom, a downstairs bedroom with en-suite shower room which could also be used as an office, primary bedroom with en-suite, three further double bedrooms and family bathroom with roll top bath and separate shower.

The property also benefits from a great size 'L' shaped private rear garden, driveway with parking for multiple vehicles and garage.



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Location

Leybourne Lakes offers a unique lifestyle with its beautiful lake walks, water sports facilities, and easy access to local amenities, schools, and transport links. This exceptional townhouse combines the best of lakeside living with the convenience of a thoughtfully designed home.

■ EPC Rating C

■ Council Tax Band D

■ Tonbridge and Malling Council

■ For Broadband Speed Refer to Ofcom Website

For all Viewings and Enquiries contact:



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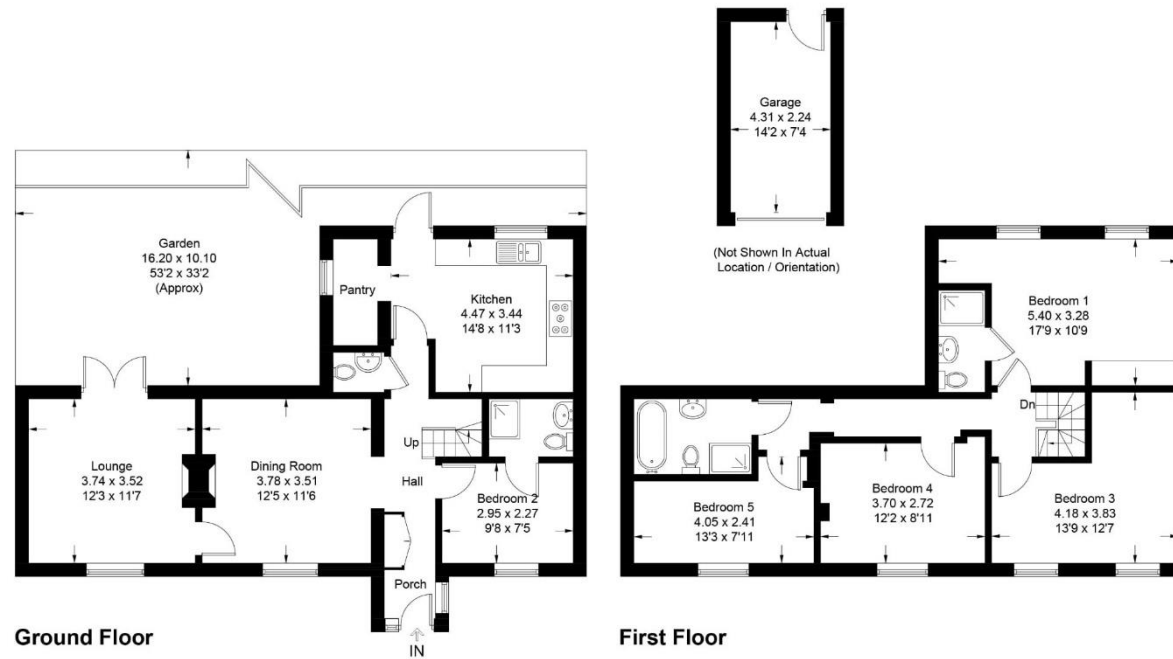
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Approximate Gross Internal Area
 Ground Floor = 66.7 sq m / 718 sq ft
 First Floor = 64.7 sq m / 696 sq ft
 Garage = 9.8 sq m / 105 sq ft
 Total = 141.2 sq m / 1519 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1119916)

NOTE: Rental, prices or any other charges are inclusive of VAT unless otherwise stated.
 MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares. Please note that in accordance with Money Laundering Regulations, we are now required to obtain proof of identity for purchasers.



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