

for sale

guide price **£475,000**



## The Lakes Larkfield Aylesford ME20 6SJ

**\*\* GUIDE PRICE £475,000 - £485,000 \*\***

This spacious townhouse by Leybourne Lakes offers lake views, a suntrap balcony, and a Juliette balcony in the master bedroom. Features include a Range Master cooker, wine cooler, and a refurbished cloakroom/utility room.



# The Lakes Larkfield Aylesford ME20 6SJ

## Entrance Hall

## Cloakroom/Utility

## Dining Room

14' 8" x 11' 5" ( 4.47m x 3.48m )

## Kitchen/Breakfast Room

14' 8" x 11' 5" ( 4.47m x 3.48m )

## Landing

## Bedroom Three

10' 1" x 7' 10" ( 3.07m x 2.39m )

## Bedroom Four

10' 1" x 8' 10" ( 3.07m x 2.69m )

## Lounge

14' 9" x 11' 6" ( 4.50m x 3.51m )

## Landing





## Bedroom One

15' 9" x 11' 7" ( 4.80m x 3.53m )

## En-Suite

## Bedroom Two

10' 1" x 8' 10" ( 3.07m x 2.69m )

## En-Suite

## Driveway

## Garage

## Rear Garden





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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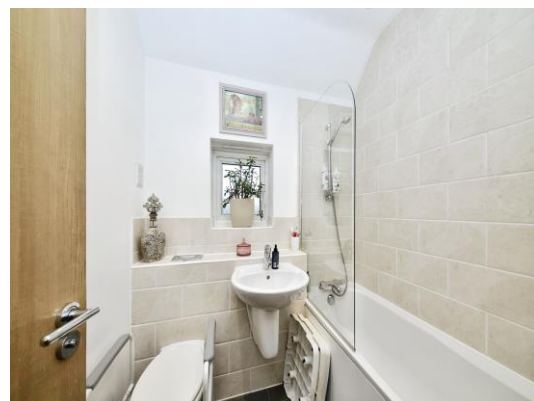
11 Swan Street  
 WEST MALLING ME19 6JU

Property Ref: WML102354 - 0003

**Tenure:** Freehold

**EPC Rating:** C

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