for sale

£415,000



Hornbeam Close Larkfield Aylesford ME20 6LY

Located in the highly sought-after Trees Estate, this immaculate 3-bedroom semi-detached home is perfect for families. Featuring a spacious lounge, modern kitchen/diner, private driveway, and garage, the property offers both comfort and convenience. With excellent access to local amenities, motorway.





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Kitchen 13' 5" x 8' (4.09m x 2.44m) Dining Room 17' 10" x 8' 6" (5.44m x 2.59m) **Bedroom One** 11' 4" x 9' 11" (3.45m x 3.02m) Bedroom Two 8' 9" x 7' (2.67m x 2.13m) **Bedroom Three**

8' 7" x 7' 11" (2.62m x 2.41m) Family Bathroom

Lounge 19' 9" x 10' 7" (6.02m x 3.23m)











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

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11 Swan Street WEST MALLING ME19 6JU

Property Ref: WML102501 - 0004 Tenure:Freehold EPC Rating: D

Council Tax Band: D

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^{1.} MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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