



387 New Hythe Lane, Larkfield, Kent, ME20 6RY
Guide Price £425,000




No Forward Chain

A larger than average three bedroom semi detached house benefitting from spacious accomadtion,133' rear garden and planning permission for a single storey rear extension with the foundation and base already being completed. Located on New Hythe Lane the property is extremely well placed for easy access to junction 4 of the M20 as well as walking distance of New Hythe Train Station, Tesco Superstore and for those that enjoy walking the Lakes Country Park.

This sizeable home offers lots of potential and is perfect for anyone who wants to put their own stamp a property. The well planned accommodation boasts two generous sized reception rooms, kitchen, and cloakroom/wc to the ground floor. To the first floor, landing three good sized bedrooms and stunning bathroom suite with separate walk-in shower cubicle . Externally to the front the driveway has plenty of space for visitors with parking for up to six cars. A particular feature of the property is the rear garden which extends to approx. 133' and incorporates a timber cabin and shed. This generous sized garden also meant that the owner was able to obtain planning for a sizeable single storey rear extension with the the seller informing us that the foundations and base already laid.

- No Forward Chain
- A Well Presented Semi Detached House
- Three Good Sized Bedrooms
- Two Generous Sized Reception Rooms
- Planning Permission For a Single Storey Extension
- Rear Garden Extending to Approx 133'
- Off Street Parking for Six Cars
- Stunning First Floor Bathroom with Separate Walk In Shower Cubicle
- Ground Floor WC
- Main House Approx 1259 Sq ft

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





LOCAL AREA INFORMATION FOR LARKFIELD

Larkfield is a sought after area thanks to its convenient access to so many things.

For recreation you have the local leisure centre at Larkfield, many parks, green spaces and countryside close by. Leybourne Lakes and Manor Park are particularly noteworthy.

There are a good range of shops, supermarkets and eateries in Larkfield (including Martin's Square). West Malling is the closest town (less than 2 miles away) and is one of the most attractive small towns in mid-Kent with a wide main street lined on each side by a fine collection shops and eateries. Maidstone is approximately 5 miles away.



For the commuter Junction 4 of the M20 gives access to the motorway network. There are mainline train stations at nearby West Malling, Aylesford and East Malling.

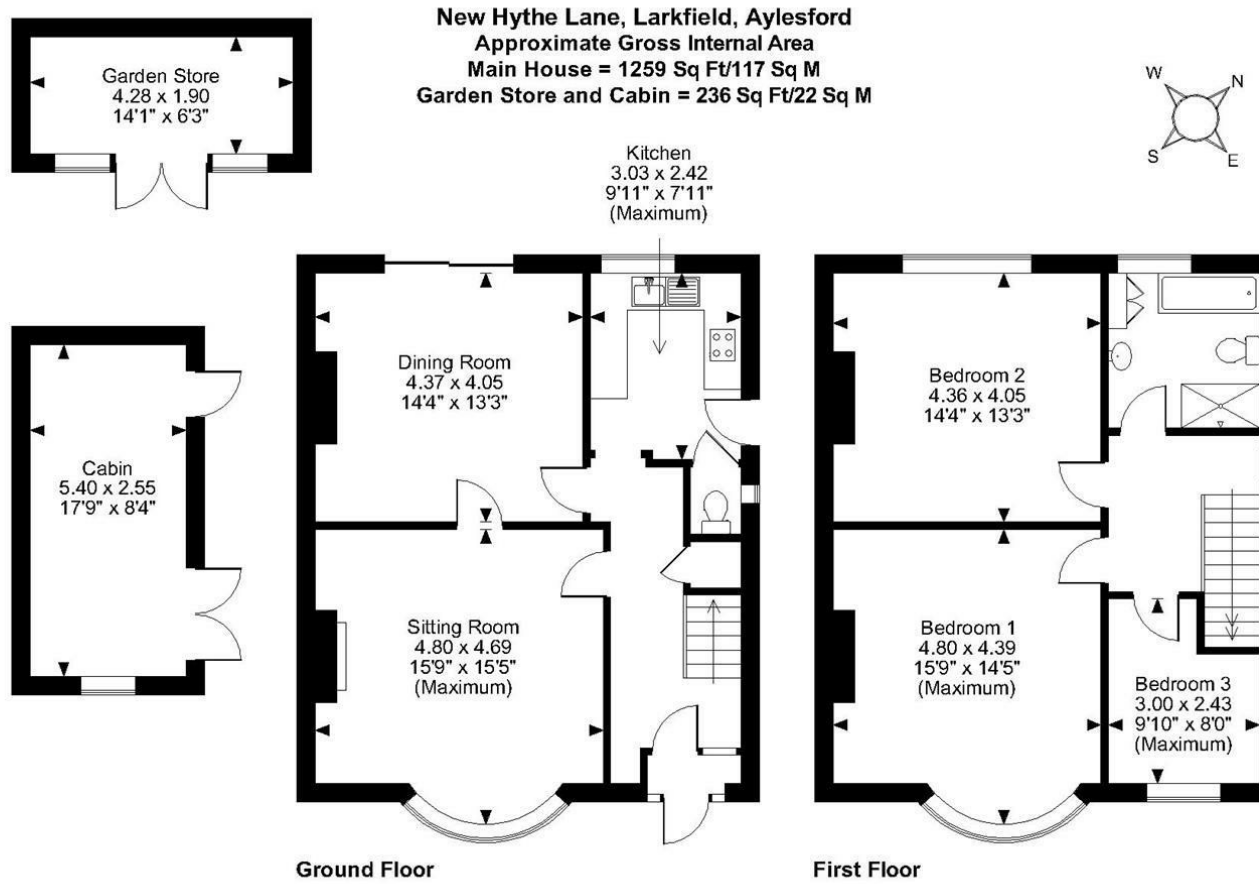
For education there is a comprehensive range of primary, grammar and private educational opportunities. For more schools information please visit www.kent-pages.co.uk/education or ask for a Page & Wells Key Facts for Buyers Guides.



ADDITIONAL INFORMATION

- Freehold
- Council Tax Band D
- EPC Rating D
- Double Glazed Windows
- Gas Fired Central Heating
- Loft / Part Boarded
- Planning Permission Granted for Rear Single Storey Extension / APPLICATION: TM/19/00969/FL





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