



36 Springfield Road, Larkfield, Aylesford, ME20 6JE
Guide Price £500,000



A Stunning 4 Bedroom Semi Detached House in sought after Springfield Road.


Guide Price £500,000 - £550,000

Backing onto the beautiful Leybourne lake to the rear this family home is a truly wonderful example of a family home. Offering a good size kitchen with a further 3 reception rooms and a 4th bedroom downstairs. The lounge and dining area are particularly spacious with bi-folding doors and huge windows at every angle in the lounge. Upstairs there are three bedrooms and a family bathroom with both a shower and separate bath for full convenience . Accessible via stairs in one of the bedrooms is a good size and fully functional loft room for additional space.

Moving to the outside of this amazing house there is a large driveway for multiple cars and side access through to a frankly stunning garden offering a decking area, patio, workshop/shed and lawn. Beyond the fence is beautiful parkland and Lakes adding to the idyllic feel.

Please arrange a viewing with us as soon as possible to avoid disappointment as houses in this beautiful location of this nature are rarely available.

- **GUIDE PRICE £500,000 - £550,000**
- **Sought After Location**
- **4 Bedroom Semi Detached House**
- **Backing Onto Leybourne Lake**
- **Multiple Reception Rooms**
- **Stunning Garden**
- **Workshop/Shed**
- **Large Driveway**
- **EPC Rating C**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





ADDITIONAL INFORMATION

Freehold
Tonbridge And Malling
Council Tax Band E
EPC Rating C
UPVC Double Glazing
Gas Central Heating

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.

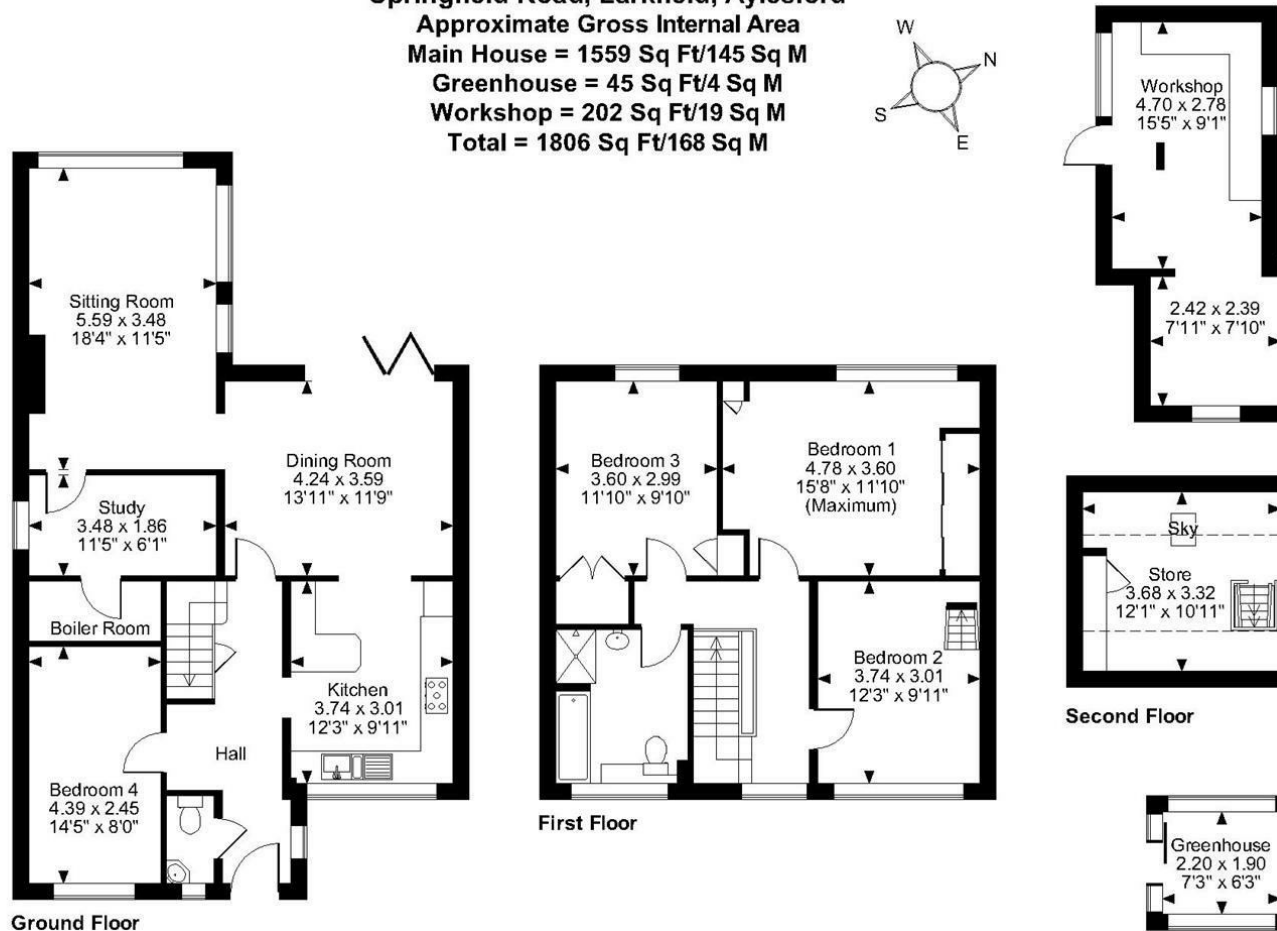
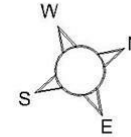
For the commuter Junction 4 of the M20 gives access to the motorway network. There are mainline train stations at nearby West Malling, Aylesford and East Malling.

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.



Springfield Road, Larkfield, Aylesford

Approximate Gross Internal Area
Main House = 1559 Sq Ft/145 Sq M
Greenhouse = 45 Sq Ft/4 Sq M
Workshop = 202 Sq Ft/19 Sq M
Total = 1806 Sq Ft/168 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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