



2 Wordsworth Way, Larkfield, Aylesford, Kent, ME20 6UY
Offers Over £390,000




CHAIN FREE SPACIOUS 3 BEDROOM HOUSE.

Located in a sought after area of Larkfield and close to all manner of amenities this spacious 3 bedroom house is a lovely family home. Having been loved for generations the house offers great scope to make into your own with good size rooms and great outside space too.

To the ground floor there is a convenient WC, large lounge/diner, separate dining area and kitchen previously extended which flows out to a lovely low maintenance garden. There are three good size bedrooms and a bathroom upstairs and the house also benefits from a garage and large driveway for parking.

A truly much loved house which will offer a family a lovely future in a great location. Please call to arrange a viewing.

- 3 Bedroom House
- Semi Detached
- Sought After Location
- Particularly Spacious Corner Plot
- Secure Private Garden
- Large Driveway
- Integral Garage
- Council Tax Band D
- EPC Rating C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			84
(69-80) C	69		
(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		





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.

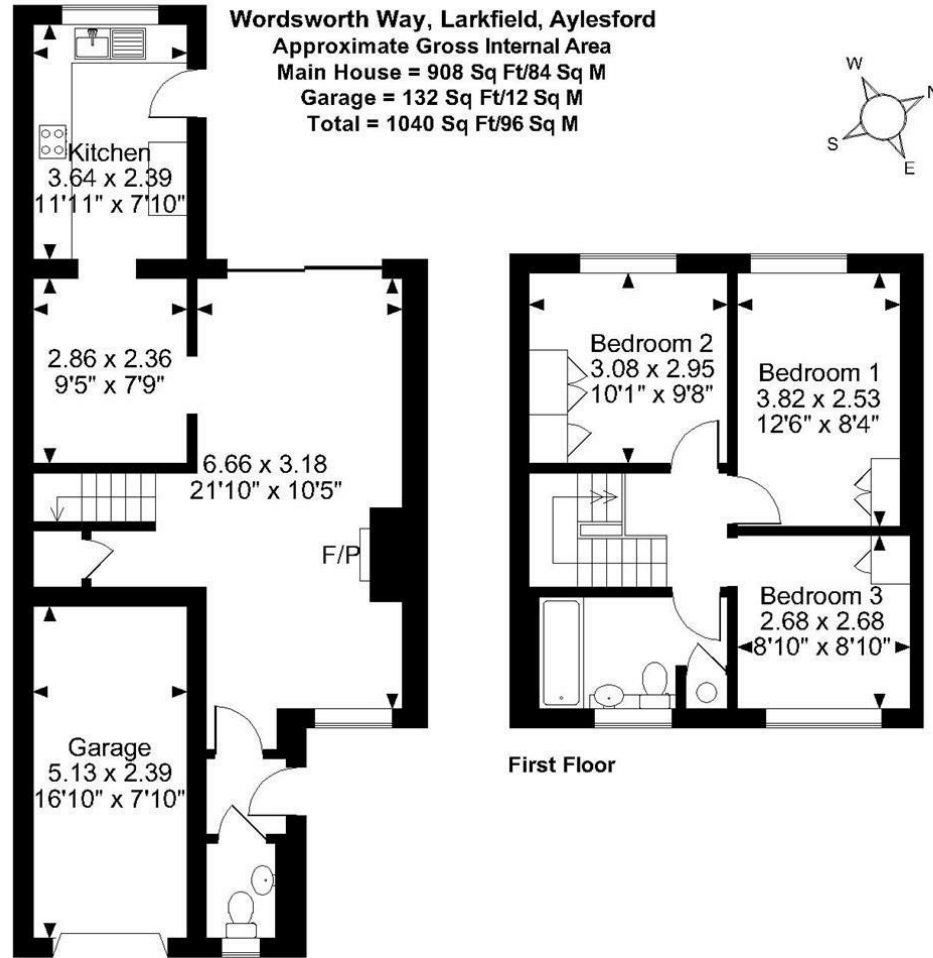
For the commuter Junction 4 of the M20 gives access to the motorway network. There are mainline train stations at nearby West Malling, Aylesford and East Malling.

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
Brick Built
Council Tax Band D
EPC Rating C
UPVC Double Glazing
Gas Central Heating
Tonbridge And Malling Council





FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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