




55a Partridge Avenue, Larkfield, Aylesford, ME20 6LS
Offers Over £315,000



A LOVELY TWO BEDROOM END OF TERRACE PROPERTY, WITH GARAGE & DRIVEWAY SITUATED IN A PLEASANT CUL DE SAC SETTING

Page & Wells are delighted to offer for sale this rarely available property in Larkfield with additional benefit of being end of terrace. The property comprise kitchen, spacious lounge, downstairs cloakroom, two good size bedrooms and a modern bathroom suite. Outside does not disappoint either as there is a garage and parking to the rear. There is a pleasant, paved, low maintenance garden to the rear. Please contact Page & Wells on 01732 841164. EPC RATING C

- Generous Sized End of Terrace House
- Two Double Bedrooms
- Good Sized Lounge/Dining Room
- Ground Floor Wc
- First Floor Bathroom
- Off Street Parking
- Garage with Pedestrian door from Rear Garden
- Cul-de-sac Postion
- Located in The Popular Birds Development
- EPC Rating C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

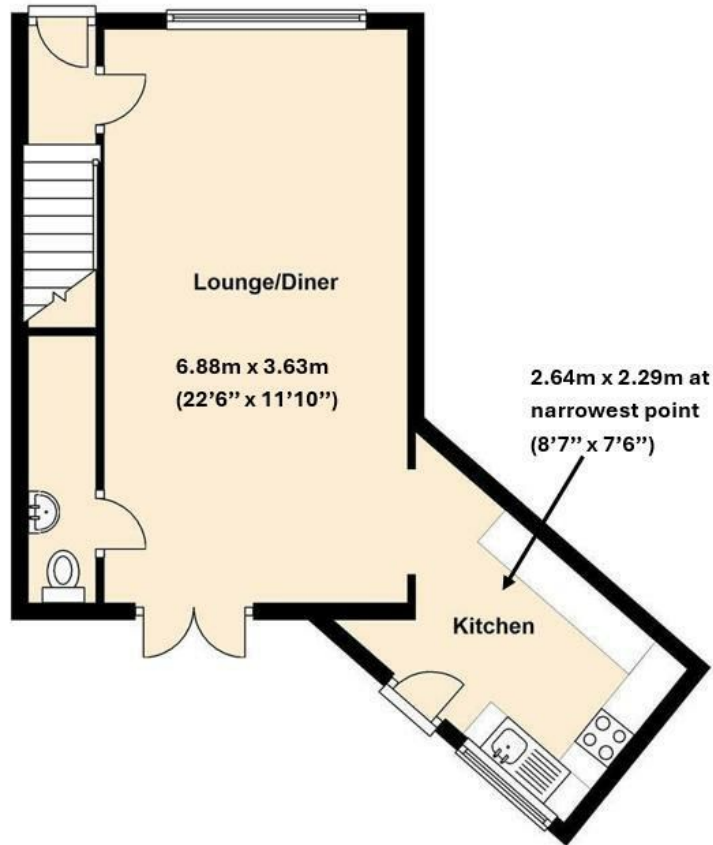
ADDITIONAL INFORMATION

Freehold
Brick Built
Council Tax Band C
EPC Rating C
UPVC Double Glazing
Gas Central Heating



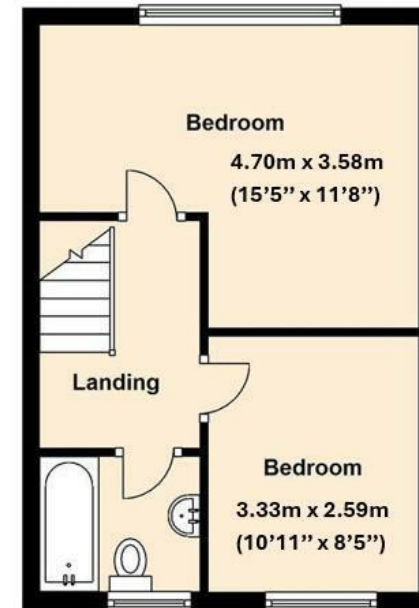
Ground Floor

Approx. 40.4 sq. metres (434.6 sq. feet)



First Floor

Approx. 30.2 sq. metres (325.5 sq. feet)



Total area: approx. 70.6 sq. metres (760.1 sq. feet)

Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

