



**5 Kipling Drive, Larkfield, Aylesford, ME20 6UJ**  
**Offers Over £425,000**






# INCREDIBLE AND RARELY AVAILABLE CHAIN FREE LINK DETACHED BUNGALOW

2 bedroom bungalow in the desirable Poet's Estate which offers a large spacious area internally as well as externally. There are 2 bedrooms, one of which is particularly large, bathroom and a lounge/diner that extends across the back of the home which overlooks a lovely private garden. There is a separate kitchen that leads out to an integral garage which benefits from electric garage doors.

Located ideally in a quite location but close to local areas overbrimming with amenities, schools and transport links this Bungalow is a must see and we recommend early viewings to avoid disappointment.

- CHAIN FREE
- Desirable Poets Estate
- 2 Bedroom Bungalow
- Link Detached
- Stunning Garden To The Rear
- Driveway And Garage
- Particularly Spacious Throughout
- EPC Rating D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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](http://www.kent-pages.co.uk/education) or ask for a Page & Wells Key Facts for Buyers Guides.

### ADDITIONAL INFORMATION

NO FORWARD CHAIN

Freehold

Brick Built Bungalow

Council Tax Band D

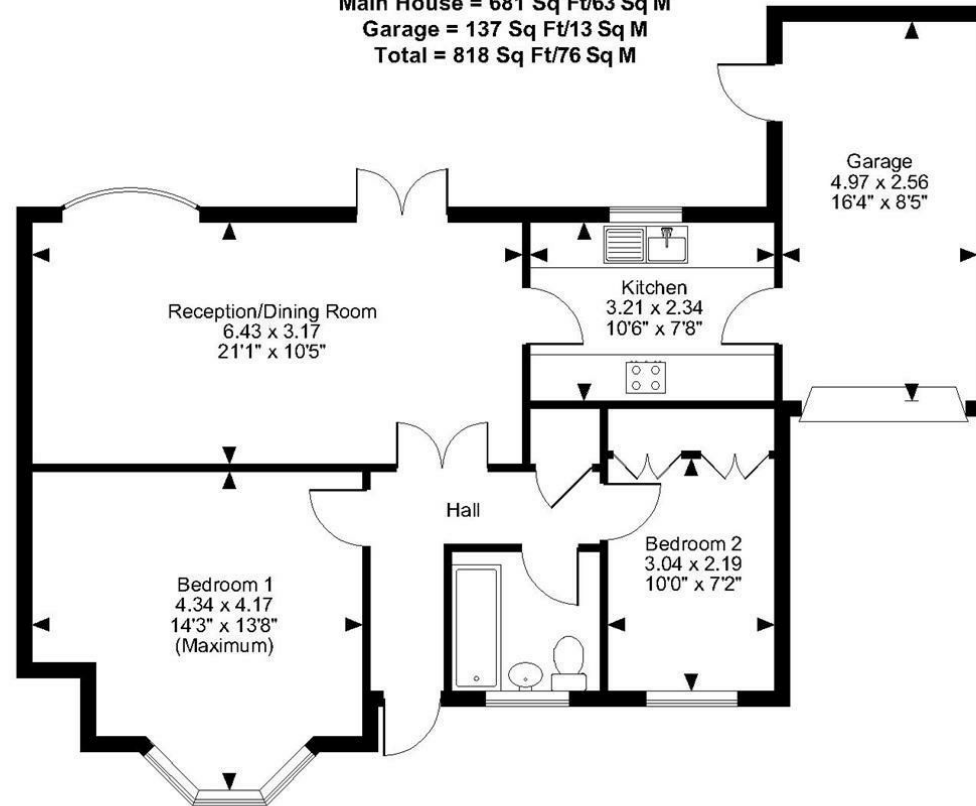
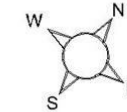
EPC Rating D

UPVC Double Glazing

Gas Central Heating



**Kipling Drive, Larkfield, Aylesford**  
**Approximate Gross Internal Area**  
Main House = 681 Sq Ft/63 Sq M  
Garage = 137 Sq Ft/13 Sq M  
Total = 818 Sq Ft/76 Sq M



**Ground Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

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