



94 The Lakes, Larkfield, ME20 6GS
Price £400,000



DESIRABLE LEYBOURNE LAKES - Nestled by the lake-side this is a beautiful family home offering 3/4 double bedrooms within an idyllic environment surrounded by nature and beauty.


There is a large kitchen, airy lounge/dining room and WC to the first floor. From the reception room the doors open to a lovely outdoor balcony area with direct access to the communal gardens enhancing the sense of space.

There are 2 double bedrooms to the second floor with a fabulous family bathroom offering a separate shower and bath for extra convenience. The second bedroom on this level is currently used as a lounge which demonstrates the versatility of this home and adding to the beauty this room opens up to a balcony

Up to the top floor and you will find an additional 2 double bedroom with the master bedroom boasting an en-suite shower room. The loft space above is boarded.

Externally, the property boasts the convenience of two allocated parking spaces, ensuring hassle-free parking for residents and visitors alike. We would be thrilled to organise a viewing for you at your earliest convenience.

- Popular Leybourne Lakes Location
- 3/4 Bedroom Townhouse
- Versatile Accomodation
- Balcony And Decking Areas
- Ensuite to Master Bedroom
- 2 Allocated Parking Spaces
- Over 3 Floors Of Living Space
- EPC Rating C

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

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

For recreation you have a local leisure centre, Leybourne Lakes or Manor Country Parks close by, A good range of shops and eateries at Larkfield and West Malling. West Malling is the closest town, 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.

For the commuter Junction 4 of the M20 gives access to the motorway network. There is a mainline train station at nearby West Malling (with fast services to London Victoria and London Charing Cross). Maidstone, Tonbridge and Sevenoaks all provide an excellent and comprehensive range of educational, recreational and shopping facilities together with further mainline stations.

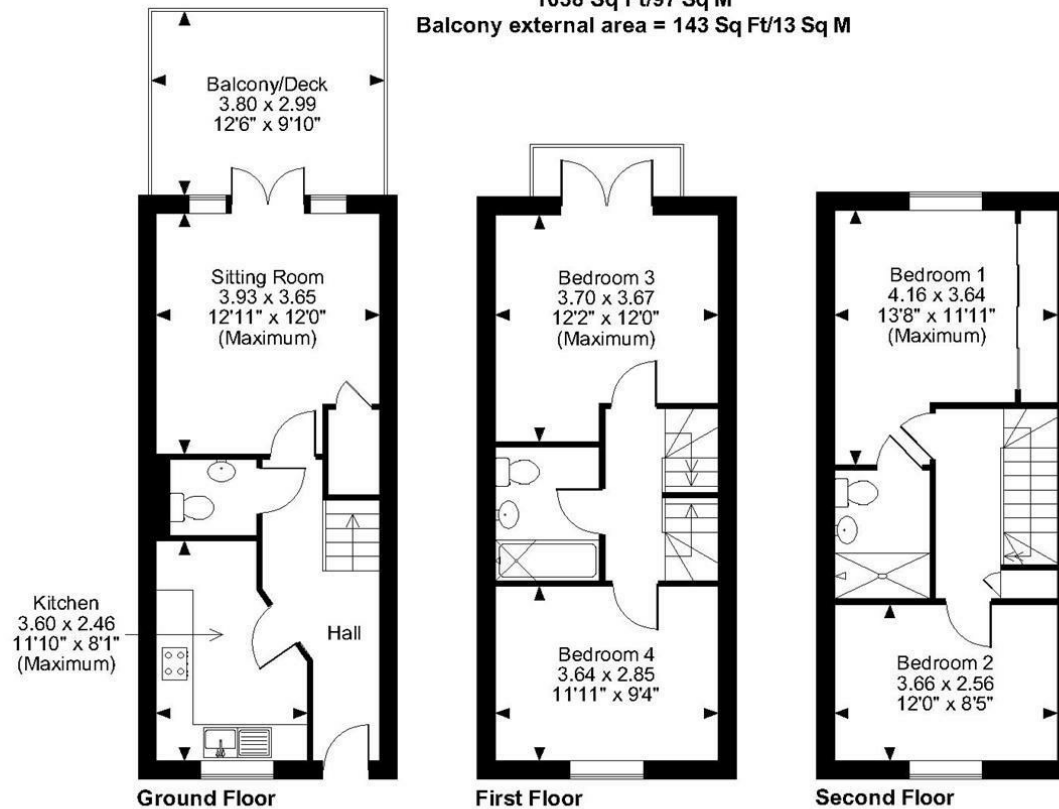
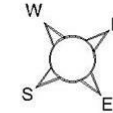
For education there is a comprehensive range of primary, grammar and private educational opportunities. For more schools information please visit www.kent-pages.co.uk/education or ask for a Page & Wells Key Facts for Buyers Guides.

ADDITIONAL INFORMATION

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



The Lakes, Larkfield, Aylesford, Kent
Approximate Gross Internal Area
1038 Sq Ft/97 Sq M
Balcony external area = 143 Sq Ft/13 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8609917/LCO

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

