



**13 Albion Drive, Larkfield, Aylesford, ME20 6FG**  
**Offers Over £465,000**




## CHAIN FREE / 4 Bedroom Detached Family Home

This beautifully decorated and maintained DETACHED house stands proudly in the sought after area of Larkfield with close proximity to shops and transport links.

Downstairs presents with a large 19ft kitchen/diner and similar size living room. There is a downstairs cloakroom for added convenience. There are 4 good size bedrooms an en-suite to the master bedroom and a family bathroom.

There is ample parking for cars with a driveway for 2 cars and a 18ft garage. There is a spacious feel to the house at the front too adding to this house being one of the most prestigious available in the area. The garden benefits from feeling private and not overlooked and is beautifully landscaped and easy to maintain.

- OFFERS OVER £465,000
- CHAIN FREE
- Well Presented Detached House
- Four Bedrooms
- 19ft Kitchen/Diner
- Large Garage
- Driveway for Multiple Cars
- Ensuite to Master Bedroom
- Quiet Cul De Sac
- EPC Rating C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>	<b>79</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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

Freehold House  
Brick Built  
Council Tax Band E  
EPC Rating C  
UPVC Double Glazing  
Double Glazing





**Disclaimer**  
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