



47 Plover Road, Larkfield, ME20 6LA
Offers Over £390,000



A good size extended family house offering spacious and versatile accommodation boasting a generous 1,299 square feet.


To the ground floor upon stepping through the entrance hall, you are greeted by a spacious lounge featuring a gas effect coal fire. The dining room, which offers wonderful versatility to suit various needs, caters to the demands of modern living. There is a well-appointed kitchen/breakfast room equipped with integrated appliances and a useful breakfast bar. Additionally, the ground floor hosts a convenient cloakroom/wc.

Heading upstairs, the property offers three well-appointed bedrooms along with a bathroom.

Outside, the property features parking for several cars at the front and in addition to its other features, includes a garage, providing secure parking and /or additional storage space.. There is a pleasant rear garden with ample outdoor space ideal for the family or entertaining.

Conveniently situated, the property offers easy access to local amenities and schools catering to daily family needs, while also benefiting from good links to the M20 (Junction 4), making it an excellent choice for those with regular travel requirements.

- Extended Family Home
- Three Bedrooms
- Two Reception Rooms
- Ground Floor Wc
- Kitchen/Breakfast Room with Integrated Appliances
- First Floor Bathroom
- Good sized Drive and Garage
- Generous Sized Rear Garden
- Popular Residential Location
- EPC Rating: D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			81
(69-80) C		68	
(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.

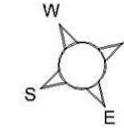
For education there is a comprehensive range of primary, grammar and private educational opportunities. For more schools information please visit www.kent-pages.co.uk/education or ask for a Page & Wells Key Facts for Buyers Guides.

ADDITIONAL INFORMATION

- Freehold
- Council Tax Band C
- EPC Rating D
- Double Glazing
- Gas Central Heating
- Loft



Plover Road, Larkfield, Aylesford, Kent
Approximate Gross Internal Area
Main House = 1145 Sq Ft/106 Sq M
Garage = 154 Sq Ft/14 Sq M
Total = 1299 Sq Ft/120 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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