

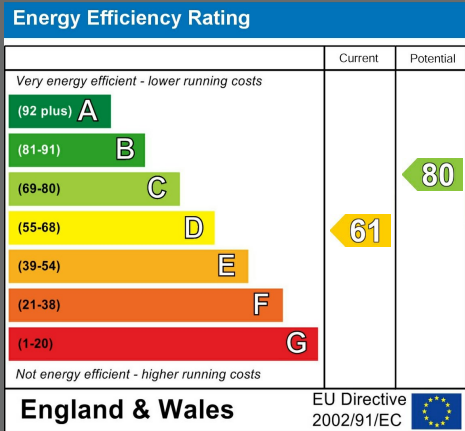


Lunsford Lane, Larkfield, Aylesford, ME20 6HZ
Offers In Excess Of £350,000

DECEPTIVELY SPACIOUS & NICELY DECORATED THREE BEDROOM SEMI-DETACHED PROPERTY SITUATED IN THE MOST POPULAR PART OF LUNSFORD LANE

The well planned accommodation consists of a 25'8 lounge/diner, 15'9 kitchen/breakfast room, master bedroom with en-suite shower room, two further good size bedrooms and a family bathroom. In addition there is a good size low maintenance rear garden laid to 'Astro' turf with a summer house and a driveway providing off road parking facilities. The property is within walking distance of local shops including a Tesco Superstore and Leybourne Lakes Country Park. Access to the M20 motorway is a short drive away via junction 4. In the agent's opinion this property would make an ideal family home and an internal viewing is highly recommended. Contact Page & Wells Larkfield office 01732 841164. Energy Rating D.

- Deceptively Spacious
- Three Bedrooms
- Master with En-suite
- Lounge/Diner
- Kitchen/Breakfast Room
- Family Bathroom
- Off Road Parking Facilities
- Good Size Rear Garden
- Double Glazed Windows
- Energy rating D





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.

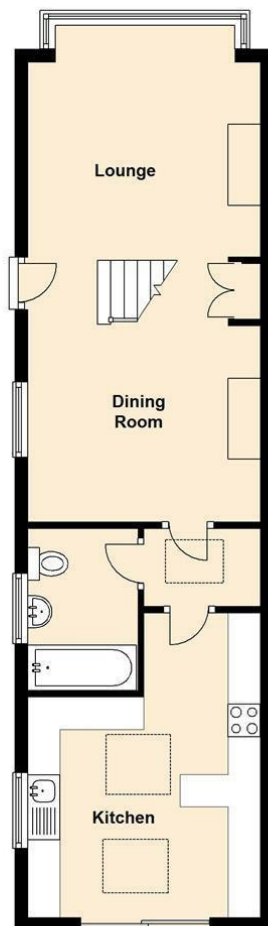
For education there is a comprehensive range of primary, grammar and private educational opportunities. For more schools information please visit www.kent-pages.co.uk/education or ask for a Page & Wells Key Facts for Buyers Guides.

ADDITIONAL INFORMATION

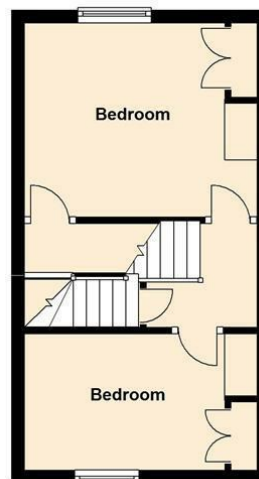
Freehold
Brick Built and Rendered
Council Tax Band C
EPC Rating D
UPVC Double Glazing
Gas Central Heating
Astro Turf Garden



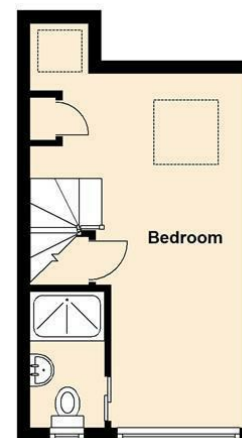
Ground Floor
Approx. 49.1 sq. metres (528.1 sq. feet)



First Floor
Approx. 24.8 sq. metres (267.4 sq. feet)



Second Floor
Approx. 19.0 sq. metres (204.8 sq. feet)



Total area: approx. 92.9 sq. metres (1000.3 sq. feet)

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