



**Hornbeam Close, Larkfield, Aylesford, ME20 6LY**  
**Offers In Excess Of £450,000**




STUNNING EXTENDED three bedroom semi-detached property in Larkfield, Aylesford. Fully renovated throughout, the property comprises of entry hall, separate utility room, living room with NEW media wall, extended kitchen/dining room with underfloor heating and high specification integrated appliances.

To the first floor there are three double bedrooms and family shower room. Accessible via loft stairs is a fully converted attic room with provisions for an en-suite. There are further plans for additional loft improvements available to view.

The property also benefits from many new elements as well as the extension there are new radiators, new boiler and new cladding. To the back of the house is a fabulous landscaped rear garden, detached garage with electric roller shutter and driveway offering off-street parking for multiple cars.

- Offers Over £450,000
- Stunning Extended Home
- Loft Room
- Landscaped Garden
- Garage with Electric Shutters
- Driveway For Multiple Cars
- Beautifully Decorated
- High Specifiacion Throughout
- Plans Available For Further Loft Improvements
- EPC Rating F

| Energy Efficiency Rating                           |   |           |
|--|---|-----------|
|  | Current   | Potential |
| <i>Very energy efficient - lower running costs</i> |   |           |
| (92 plus) <b>A</b>                                 |   |           |
| (81-91) <b>B</b>                                   |   |           |
| (69-80) <b>C</b>                                   |   | <b>78</b> |
| (55-68) <b>D</b>                                   |   |           |
| (39-54) <b>E</b>                                   | <b>33</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.



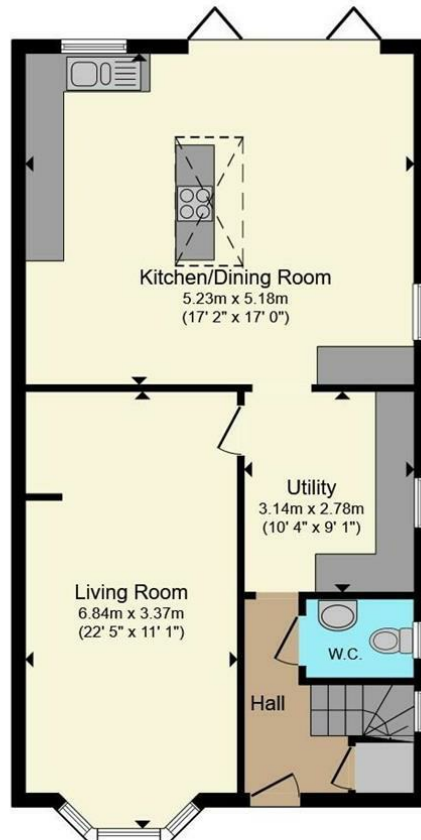
For the commuter Junction 4 of the M20 gives access to the motorway network. There are mainline train stations at nearby West Malling, Aylesford and East Malling.

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

Freehold  
Brick Built  
Council Tax Band  
EPC Rating F  
Tonbridge And Malling  
Council Tax Band D  
Under Floor Heating

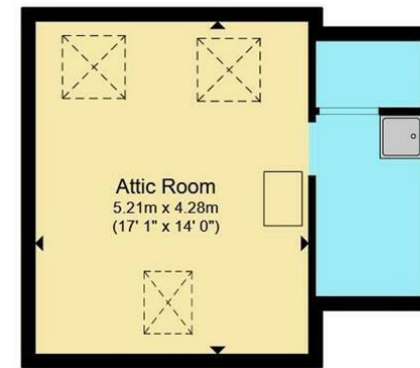




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 138.9 m<sup>2</sup> (1,495 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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