



River Way, Larkfield, ME20 6RS
Offers In Excess Of £450,000



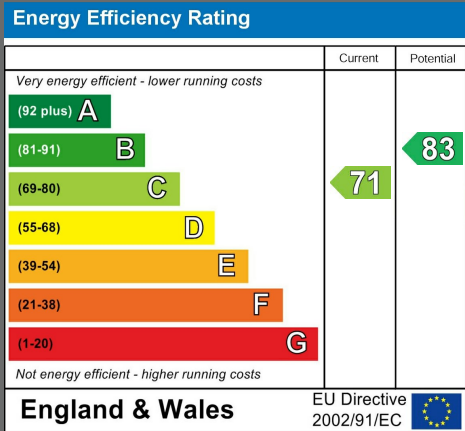
Page and Wells are thrilled to present to the market this impressively spacious 4 BEDROOM SEMI-DETACHED HOUSE. Light, airy and homely, this house is situated on a popular road. Cleverly extended and arranged in a practical layout over two floors, the internal area covers just under 1400 sq ft. On the ground floor the entrance porch opens up to an exceptionally spacious through lounge/dining room with a flexible layout, a fitted kitchen/breakfast room, utility room (with space for a dryer and washing machine) and a cloakroom. A self-contained annexe could be developed by utilising the current integrated garage.

On the first floor there are four bedrooms, three of them being doubles. The fourth has built-in storage and is a perfect home office or nursery. The dual aspect master bedroom boasts a dressing area with en-suite shower room and the main family bathroom has been smartly upgraded to include new re-tiling. This house offers abundant storage: built-in under-stair coat and luggage cupboards, fitted cabinets in the utility room, a large loft, a suspended shelf in the garage, and brick-built garden shed.

The walled garden offers a private and secluded feel, with various textures and features, including a gravelled border, raised flower bed, two patio areas and lawn.

Early viewing is recommended to avoid disappointment.

- 4 Bedroom Semi Detached House
- Just under 1400 sq ft floor area
- Desirable Road And Convenient Location
- Block Paved Driveway with Flower Beds and Parking for Three Cars
- Very spacious Lounge, Diner and Kitchen
- Integral Garage with Up and Over Door, Power Sockets, Lights and Tap
- No Maintenance/Durable Siberian Larch Cladding
- Low Maintenance Private Walled Garden
- Scope For Further Adaptation and Development
- EPC Rating C





LOCAL AREA INFORMATION FOR LARKFIELD

Larkfield is a sought-after suburb, thanks to its convenient access to many attractions and amenities. For recreation, Larkfield Leisure Centre is just around the corner, offering a gym and swimming pool. Several parks and open green spaces are close by - notably, Leybourne Lakes and Manor Park.

For shopping, Tesco Extra and a convenience store are less than a 5-minute walk away. Several other major supermarkets are all within a 2-to-3-mile radius, as are several retail parks. Martin Square, just 0.7 miles away, offers a GP surgery, takeaways, pharmacy, large newsagent (with Post Office) and excellent library. The charming old market town West Malling is around 2 miles away, boasting a fine collection of shops and eateries. Maidstone Town Centre, around 5 miles away, offers one of Kent's largest high streets and relaxing riverside walks.

For commuting ease, Junction 4 of the M20 is nearby, with New Hythe mainline station within easy walking distance. West Malling, Aylesford and East Malling stations are also just a short drive away.

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.

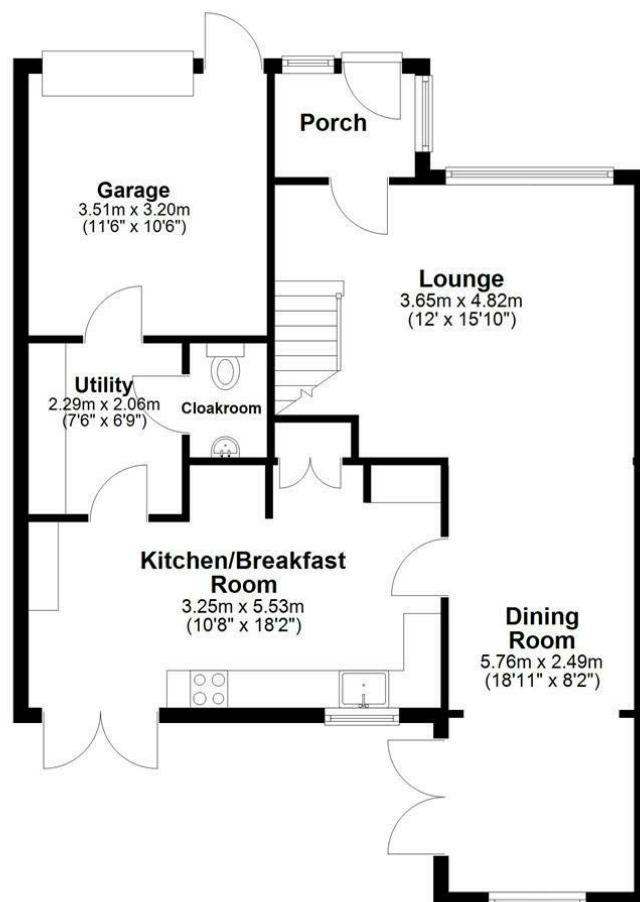
ADDITIONAL INFORMATION

Freehold
Council Tax Band D
EPC Rating C
Gas Central Heating Throughout
UPVC Windows And Doors

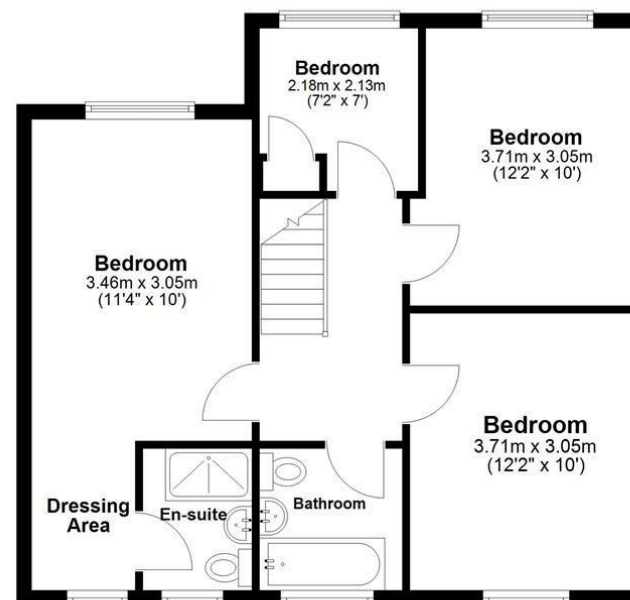
Floor Area is just under 1400 sq ft



Ground Floor



First Floor



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