



**Whimbrel Green, Larkfield, Aylesford, ME20 6LH**  
**Offers Over £300,000**





FABULOUS RENOVATION PROJECT 3 BEDROOM HOUSE

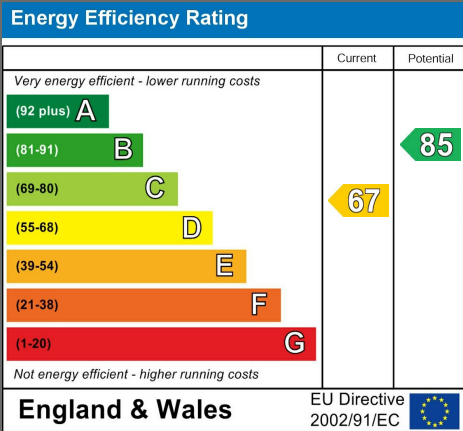
Situated in the popular Birds Estate is this 3 bedroom terrace house which has enormous potential. Having been in a family for generations there is a great deal of scope and adaption to make this house a home for further generations to come.

You walk to the property from the road into a quiet residential location and a particularly sunny position. There is a convenient porch which leads through to a hallway and the lounge is spacious and bright. The separate dining room is through the lounge and the kitchen is also separate. Accessed via the kitchen is the conservatory.

Upstairs there are 3 bedrooms and a family shower room and the sun streams in from all the windows in this spacious bright house.

Priced for renovation this is a lovely property offering space and room for all manner of adaption for a long future.

- 3 Bedroom House
- Popular Birds Estate
- Renovation Project
- Set Back In Quiet Location
- 2 Reception Rooms
- 3 Good Size Bedrooms
- Garage En Bloc
- Council Tax Band C







## 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.

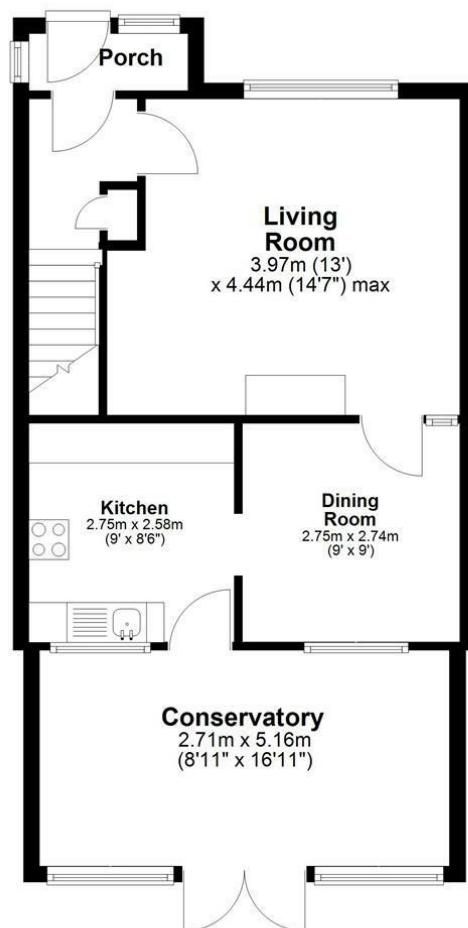
For education there is a comprehensive range of primary, grammar and private educational opportunities. For more schools information please visit [www.kent-pages.co.uk/education](http://www.kent-pages.co.uk/education) or ask for a Page & Wells Key Facts for Buyers Guides.

## ADDITIONAL INFORMATION

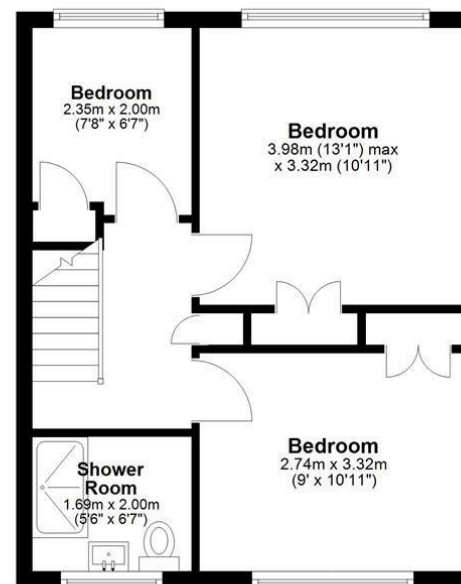
Freehold  
Brick Built  
Council Tax Band D  
EPC Rating C  
Gas Central Heating



### Ground Floor



### First Floor



Total area: approx. 90.1 sq. metres (970.1 sq. feet)

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