



New Hythe Lane, Larkfield, Aylesford, ME20 6PS
Offers Over £400,000

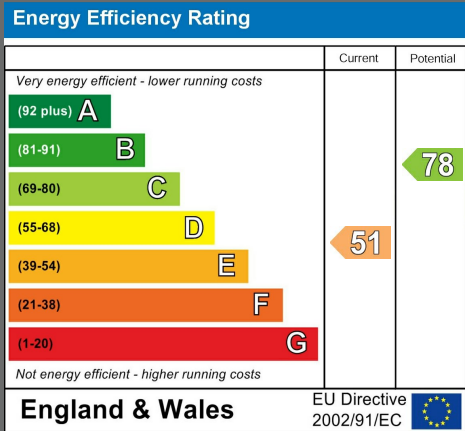
NO ONWARD CHAIN

Located in the sought-after Larkfield area, this delightful bay-fronted semi-detached family home presents an ideal opportunity for prospective buyers to personalize and enhance the property to their preferences.

As you enter the property, you are greeted by an entrance hall leading to a spacious living room, a separate dining room, and a kitchen on the ground floor. The first floor consists of a landing, three bedrooms, a bathroom, and a separate WC .

Externally, the property features a front garden, a generously sized drive, a detached garage, and a rear garden extending to approximately 120 feet, making it perfect for family use. Larkfield offers a convenient lifestyle with a variety of local shops, supermarkets, and schools, as well as easy access to junction 4 of the M20 motorway

- No Onward Chain
- Attractive Bay Fronted Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- First Floor Bathroom & Seperate Wc
- Rear Garden extending to 120'
- Good Sized Drive
- EPC Rating E





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.

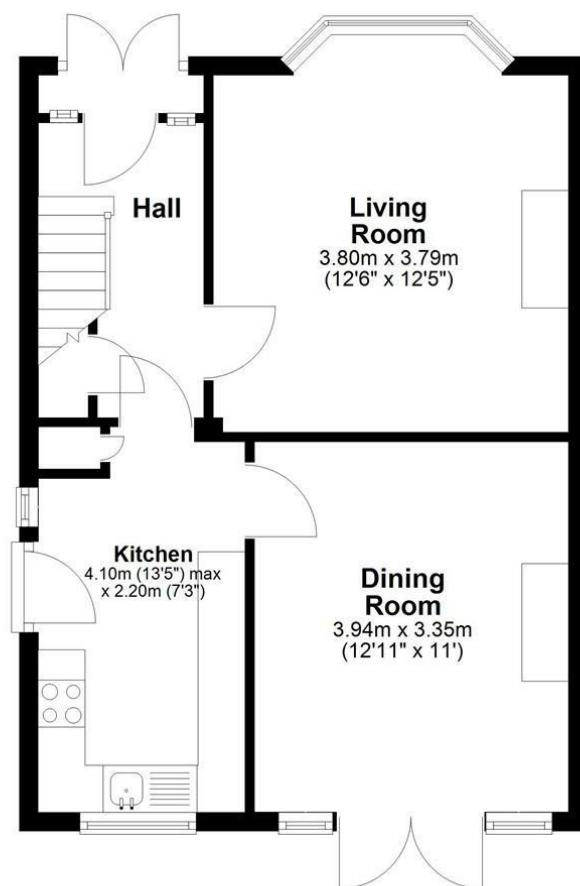
For education there is a comprehensive range of primary, grammar and private educational opportunities. For more schools information please visit www.kent-pages.co.uk/education or ask for a Page & Wells Key Facts for Buyers Guides.

ADDITIONAL INFORMATION

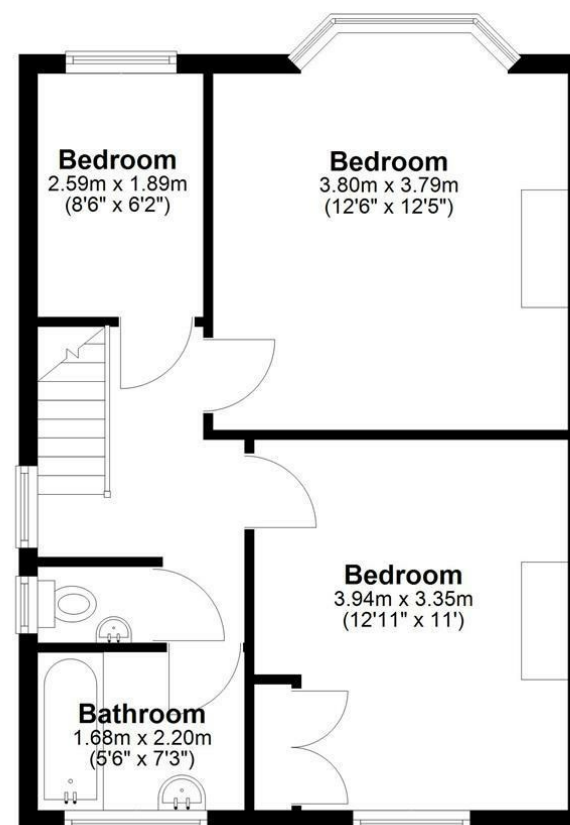
Freehold
Council Tax Band D
EPC Rating E
Double Glazing
Gas Central Heating
Loft



Ground Floor



First Floor



Total area: approx. 89.3 sq. metres (960.8 sq. feet)

Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

