Marsh Way, Larkfield, Aylesford, ME20 6RX
Price £425,000

Page & Wells

Page & Wells are delighted to present this beautifully presented three-bedroom semi-detached home, ideally situated on Marsh Way in the sought-after area of Larkfield.

Thoughtfully designed for modern family living, the property boasts a spacious lounge to the front and an impressive open-plan kitchen/diner to the rear—featuring a stylish, newly fitted kitchen installed within the last year. A convenient downstairs cloakroom completes the ground floor.

Upstairs, the home offers three generously sized bedrooms and a sleek, contemporary family bathroom, complete with both a bathtub and a separate shower.

Externally, the property benefits from a generous driveway, an attached garage, and a low-maintenance rear garden with a raised patio—perfect for entertaining or relaxing.

The home also offers excellent potential to extend into the garage (subject to the necessary planning consents), making it ideal for buyers looking for future flexibility.

Important to note is the extensive replastering throughout the house offering further benefit to this lovely house. This is a fantastic opportunity to secure a move-in-ready home in a desirable location. Early viewing is highly recommended to avoid disappointment.

- **Well Presented Semi Detached House**
- **Replastered Throughout**
- **Three Bedrooms**
- **Newly Fitted Kitchen**
- **Downstairs Cloakroom**
- **Family Bathroom with Separate Shower**
- **Large Driveway and Garage**
- **EPC Rating D**
- **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 or ask for a Page & Wells Key Facts for Buyers Guides.

ADDITIONAL INFORMATION

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

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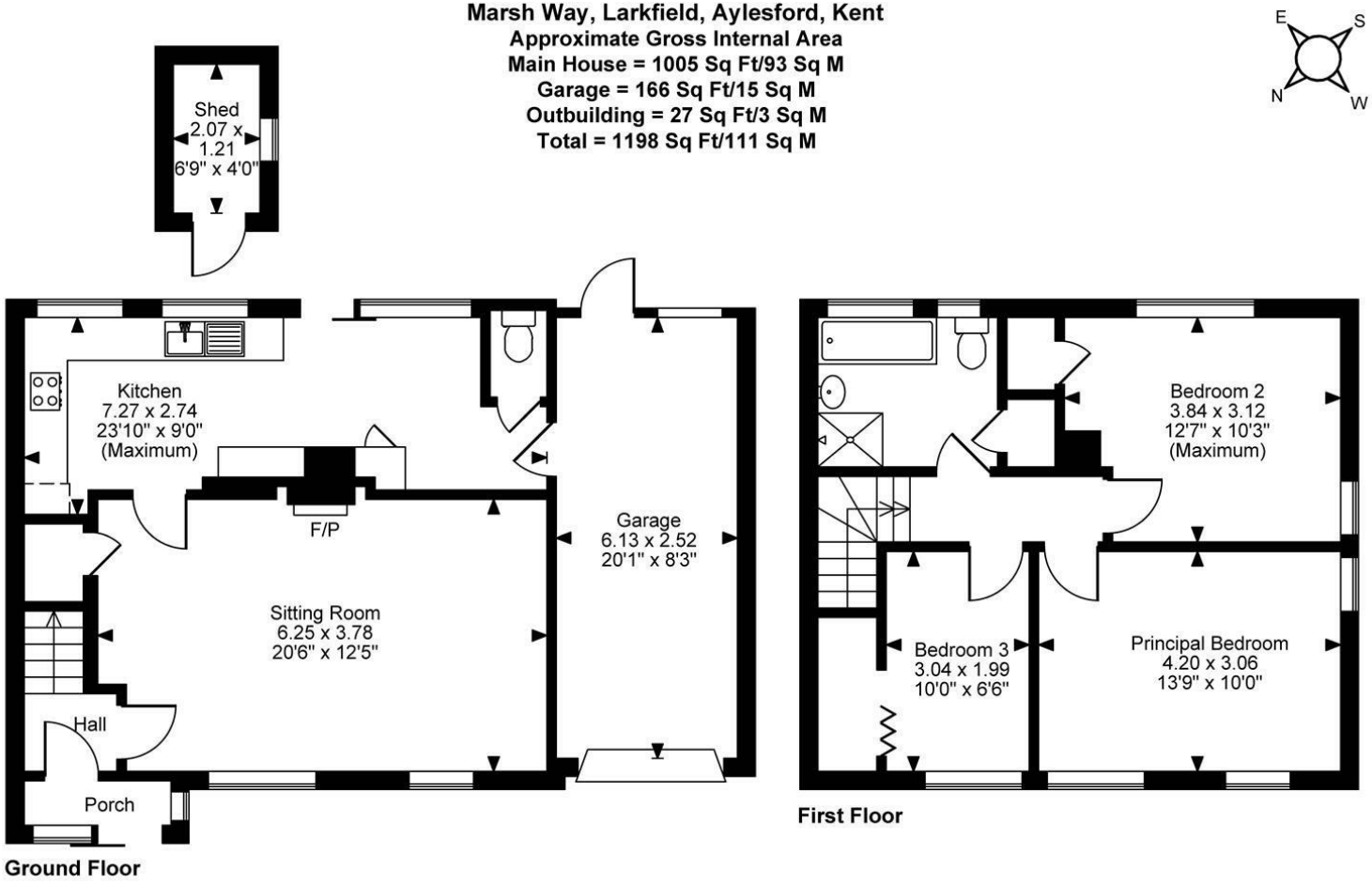
Marsh Way, Larkfield, Aylesford, Kent
Approximate Gross Internal Area
Main House = 1005 Sq Ft/93 Sq M
Garage = 166 Sq Ft/15 Sq M
Outbuilding = 27 Sq Ft/3 Sq M
Total = 1198 Sq Ft/111 Sq M



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