



Marlowe Road, Larkfield, ME20 6TW
£395,000

Situated in the sought-after Poets Development in Larkfield, this SPACIOUS 3 BEDROOM SEMI DETACHED house enjoys a peaceful cul-de-sac location, ideal for those looking for convenience. It's within easy reach of local amenities and offers scenic walks around the nearby Leybourne Lakes Nature Reserve, with quick access to the M20 at Junction 4 for commuters.

The interior offers a practical layout with a convenient WC, large lounge/diner and separate kitchen with an additional benefit of a conservatory to the rear adding extra convenience creating a flow on the ground floor. Upstairs, there are three generous bedrooms and a bathroom. There is scope for adding the sparkle you desire throughout with this spacious home.

Outside, there is front garden laid to lawn and off-street parking and garage given a great deal of parking options. The garden is larger than others in area due to the corner plot. This delightful home is an excellent opportunity for buyers wanting a spacious family home with versatile opportunity.

- Large Corner Plot
- 3 Bedroom Semi Detached House
- Quiet Cul De Sac Location
- Large Conservatory
- Detached Garage and Driveway
- Low Maintanance Garden
- Close To Local Amenities
- EPC Awaited

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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 or ask for a Page & Wells Key Facts for Buyers Guides.

ADDITIONAL INFORMATION

Freehold

Brick Built - Composite clad in part.

Council Tax Band D

EPC Rating Awaited

UPVC Double Glazing

Gas Central Heating

Gas, Electric, Mains Drainage, Water, Broadband and Phone Line





Approx. Gross Internal Floor Area 1057 sq. ft / 98.28 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

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