



Lunsford Lane, Larkfield, Aylesford, ME20 6HN
Offers In The Region Of £400,000



No Forward Chain

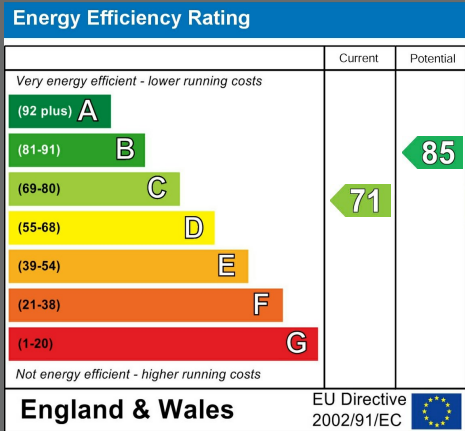
Coming to the market for the first time in 80 years, this attractive three-bedroom bay-fronted semi-detached home offers well-proportioned accommodation and fantastic potential for modernisation. While in need of some updating, it provides an excellent opportunity for buyers to personalise both inside and out, with scope for extension (subject to the necessary planning permissions).

The well-planned layout includes an entrance porch, hallway, a spacious lounge/dining room, kitchen, and rear porch on the ground floor. Upstairs, there are three bedrooms one of which enjoys views towards the North Downs, and a wet room.

Externally, the property benefits from a good-sized driveway providing ample off-street parking, leading to an attached garage with an up-and-over door, power and lighting. The rear section of the garage is currently used as a utility area with a personnel door giving access to the garden. The generous rear garden extends approximately 120' and slopes away from the property.

Situated in an established area of Larkfield, the home offers convenient access to local amenities and schools, as well as excellent transport links, including easy access to the M20 at Junction 4.

- No Forward Chain
- Attractive Bay Fronted Semi-Detached House
- Three Bedrooms
- Generous Sized Lounge/Dining Room
- Rear Garden Extending to Approx 120'
- Potential to Extend (STPP)
- Good Sized Attached Garage
- EPC Rating 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
Council Tax Band D
EPC Rating C
Double Glazing
Gas Central Heating (regularly serviced)
Loft - part boarded



Lunsford Lane, Larkfield, Aylesford, Kent

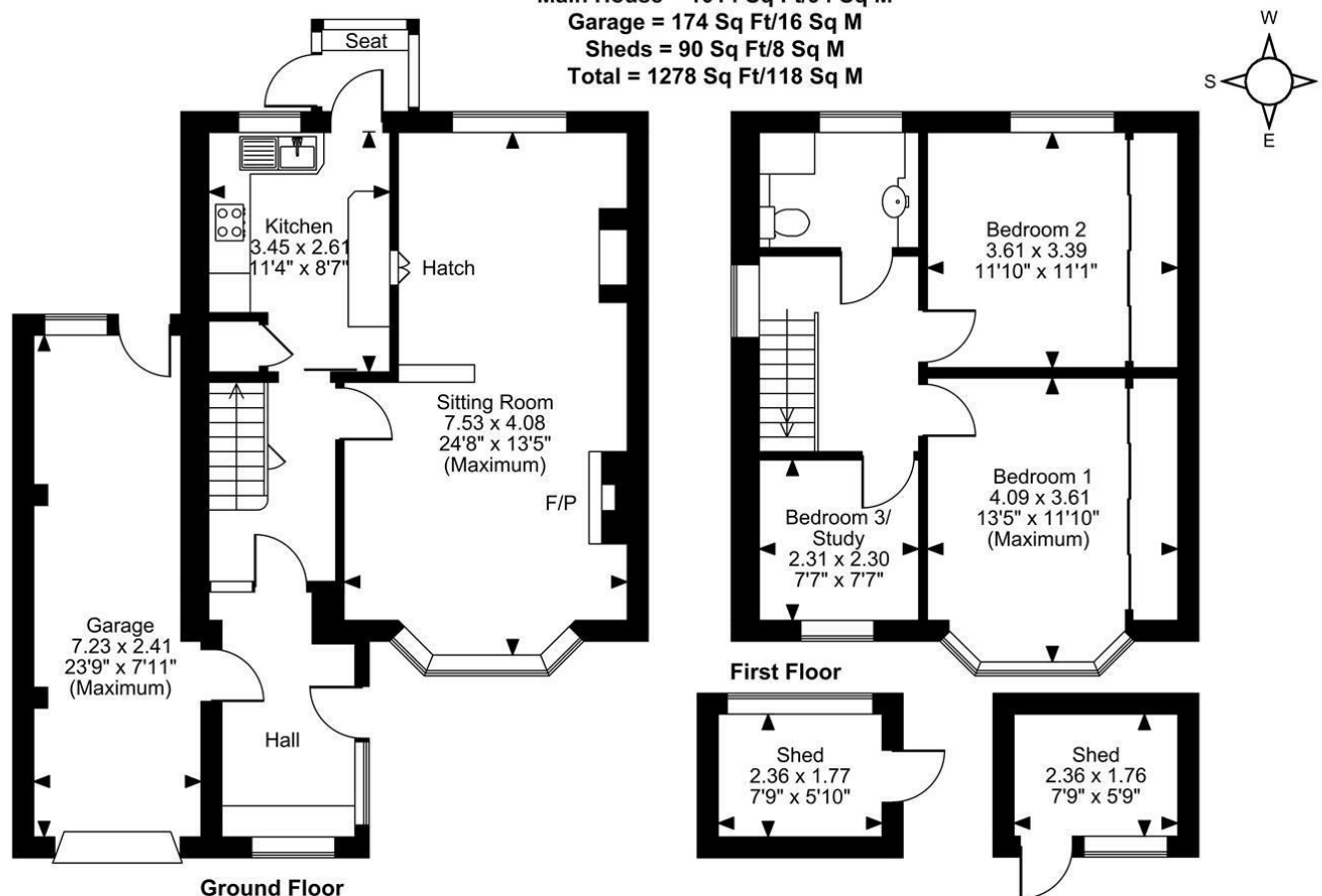
Approximate Gross Internal Area

Main House = 1014 Sq Ft/94 Sq M

Garage = 174 Sq Ft/16 Sq M

Sheds = 90 Sq Ft/8 Sq M

Total = 1278 Sq Ft/118 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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