



**255 Lunsford Lane, Larkfield, Aylesford, ME20 6HT**  
**Guide Price £600,000 - £625,000**





GUIDE PRICE £600,000 - £625,000

INCREDIBLE 4 BEDROOM CHAIN FREE DETACHED HOUSE If you are looking for a substantial family home located close to local schools and amenities then come and see what this spacious house has to offer.

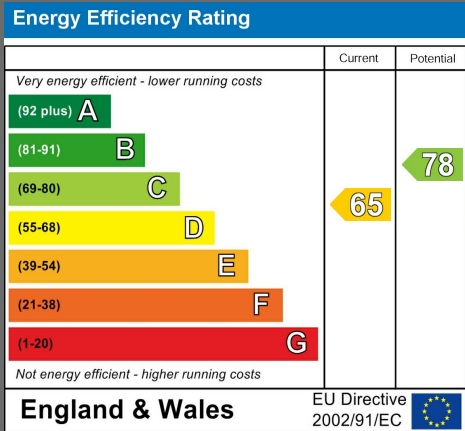
The ground floor seamlessly connects a generous lounge, a separate dining room, a well-appointed kitchen, a study, a utility room, a cloakroom, and a delightful conservatory. The layout is perfect for both entertaining guests and everyday family living.

Venture upstairs to discover 4 inviting bedrooms, including a master bedroom with its own ensuite, and a family bathroom. The abundance of space and natural light that fills each room creates a warm and welcoming atmosphere that is sure to make you feel right at home.

Outside, the property offers parking for up to 4 vehicles, a double garage, and a sprawling garden that is perfect for children to play in or for hosting summer gatherings. The front lawn adds to the property's curb appeal, making it a truly picturesque setting.

Being chain-free, this house presents a unique opportunity for a new family to create lasting memories for generations to come. Don't miss out on the chance to make this fantastic property your own - call us today to schedule a viewing and experience the magic of this wonderful home firsthand.

- GUIDE PRICE £600,000 - £625,000
- CHAIN FREE
- Large Impressive 4 Bedroom Detached House
- Sought After Larkfield Location
- Multiple Reception Rooms
- Double Garage
- Driveway for Multiple Cars
- Large Private Graden
- Boiler Recently Serviced
- EPC Rating D







## 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.

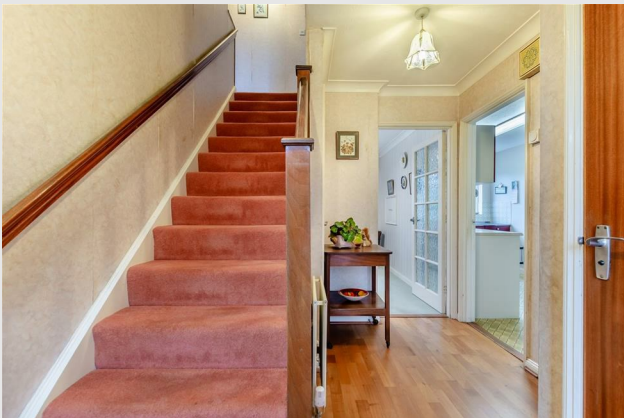
There are a good range of shops, supermarkets and eateries in Larkfield (including Martin's Square). West Malling is the closest town (less than 2 miles away) and is one of the most attractive small towns in mid-Kent with a wide main street lined on each side by a fine collection shops and eateries. 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.

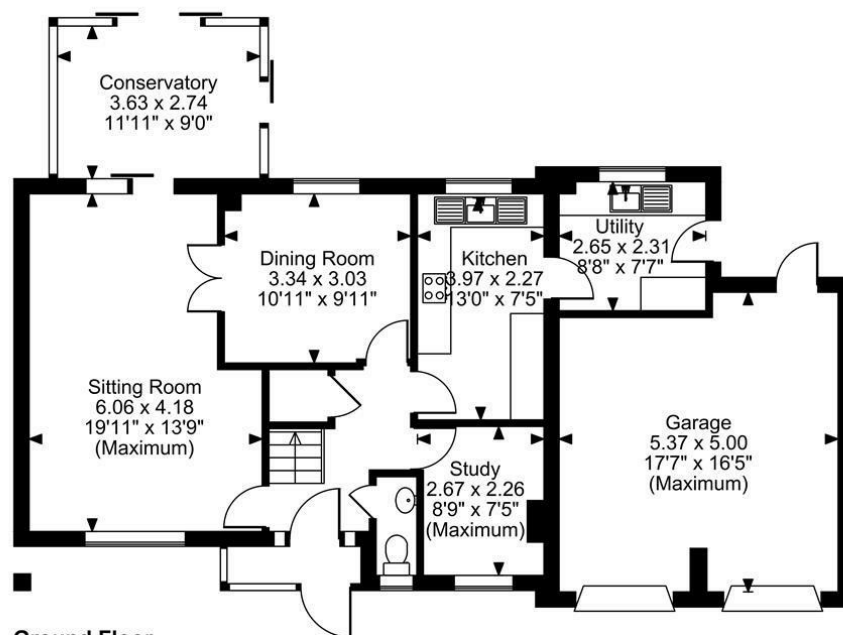
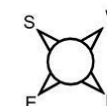
For education there is a comprehensive range of primary, grammar and private educational opportunities. For more schools information please visit [www.kent-pages.co.uk/education](http://www.kent-pages.co.uk/education) or ask for a Page & Wells Key Facts for Buyers Guides.

## ADDITIONAL INFORMATION

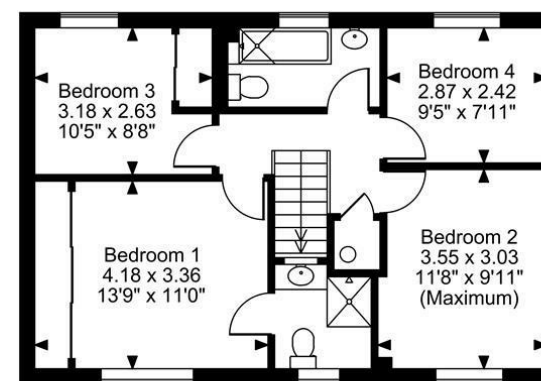
Freehold  
Timber and Brick Built House  
Council Tax Band F  
EPC Rating Awaited  
Gas Central Heating  
Boiler Services 01/11/2024  
Tonbridge And Malling Council Tax



**Lunsford Lane, Larkfield, Aylesford, Kent**  
**Approximate Gross Internal Area**  
**Main House = 1446 Sq Ft/134 Sq M**  
**Garage = 276 Sq Ft/26 Sq M**  
**Total = 1722 Sq Ft/160 Sq M**



**Ground Floor**



**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

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