



Price
£475,000

Freehold

4x  2x  2x 

**Springfield Road,
Larkfield, Aylesford,
Kent, ME20**

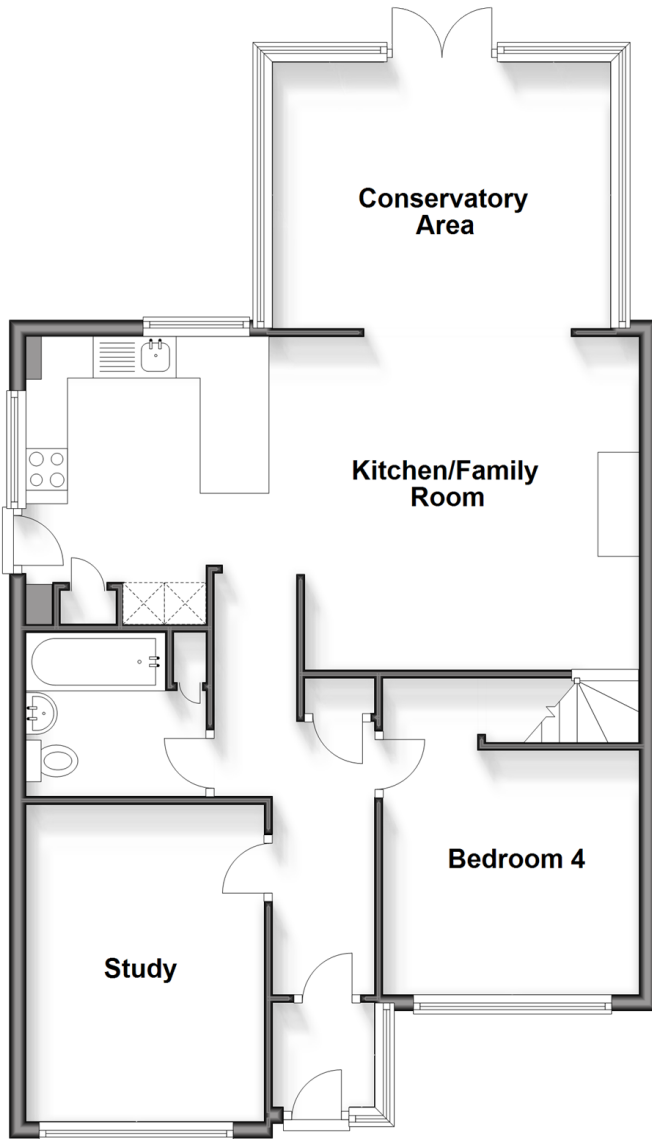
OVER 60?

Secure this property
for up to **59% less!**

Wards
Helping you move forwards

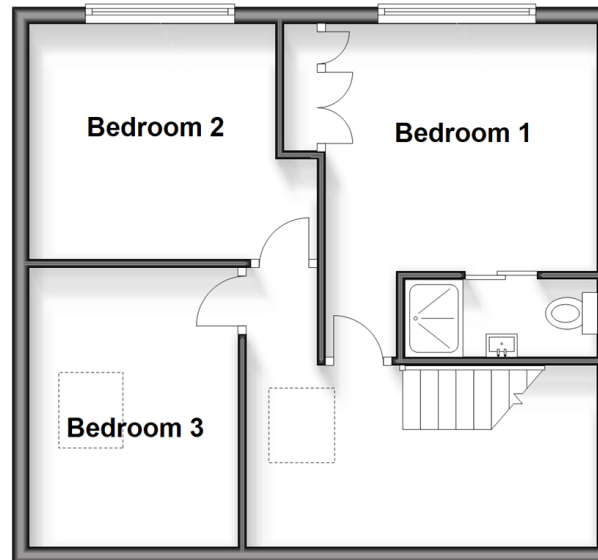
Ground Floor

Approx. 78.1 sq. metres (840.3 sq. feet)



First Floor

Approx. 43.5 sq. metres (468.6 sq. feet)



Accommodation

GROUND FLOOR

Entrance Porch

Entrance Hall

Study: 12'5 x 9'6 (3.79m x 2.90m)

Bedroom 4: 10'1 x 9'7 up to recess (3.08m x 2.92m)

Bathroom

Kitchen/Family Room: (L-shaped) 24'3 x 13'1 (7.40m x 3.99m) plus 13'2 x 11'3 (4.02m x 3.43m)

Conservatory Area: 13'7 x 10'5 (4.14m x 3.18m)

FIRST FLOOR

Landing

Bedroom 1: 10'8 up to fitted wardrobes x 9'9 (3.25m x 2.97m)

En-Suite Shower Room

Bedroom 2: 11'9 (3.58m) narrowing to 9'9 (2.97m) x 9'3 (2.82m)

Bedroom 3: 10'7 x 8'7 (3.23m x 2.62m)

OUTSIDE

Driveway

Home Office (Former Garage): 10'0 x 8'4 (3.05m x 2.54m)

Bike Store (Former Garage): 9'8 x 8'10 (2.95m x 2.69m)

Front & Rear Gardens

Summer House: 21'0 x 11'8 (6.41m x 3.56m)



Main features

- Hugely extended & beautifully presented throughout
- Enjoy the luxury of both an en-suite shower room & a bathroom making life easy
- Envious & sociable kitchen/family room complemented with a bright conservatory area
- Large garden - perfect for children to play safely
- Wonderfully versatile home that offers great flexibility for a growing family



Nearest Schools

Primary Schools: Brookfield Junior School 1.2 miles, Lunsford Primary 1.2 miles, Leybourne, St Peter and St Paul C of E Voluntary Aided Primary 1.3 miles. Secondary Schools: Holmesdale Technology College 1.4 miles, Grange Park School 1.7 miles, The Malling School 2.0



Transport Information

Train Stations: New Hythe 1.4 miles, East Malling 1.7 miles, Snodland 2.1 miles



Address

Springfield Road, Larkfield, Aylesford, Kent, ME20



Directions

For directions to this property please contact us.



Wards
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Call Larkfield Branch 01732 847877 ■ wardsofkent.co.uk



- The seller is a person connected with Wards as defined in the Estate Agents Act 1979
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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