



Guide Price
£425,000

Freehold

4x  1x  1x 

**Spruce Close, Larkfield,
Aylesford, Kent, ME20**

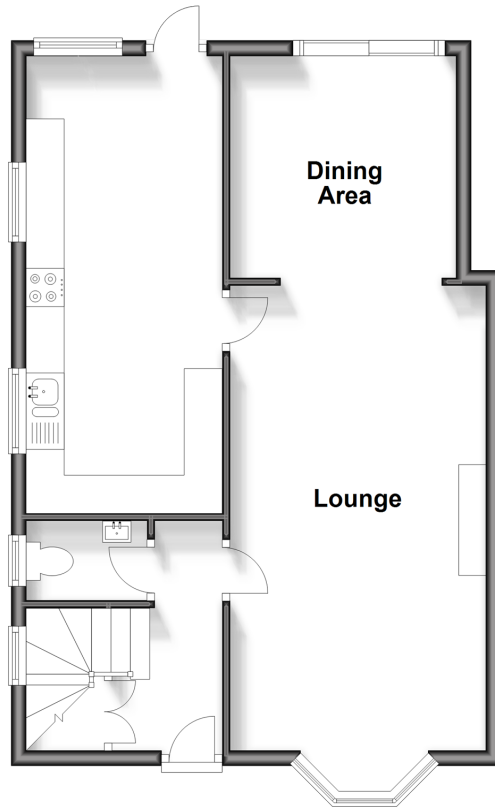
OVER 60?

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

Wards
Helping you move forwards

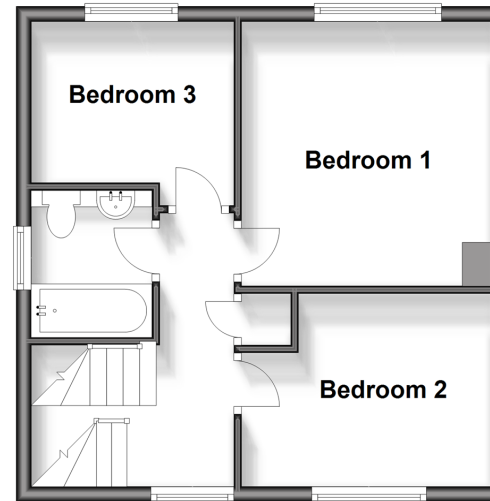
Ground Floor

Approx. 53.9 sq. metres (580.6 sq. feet)



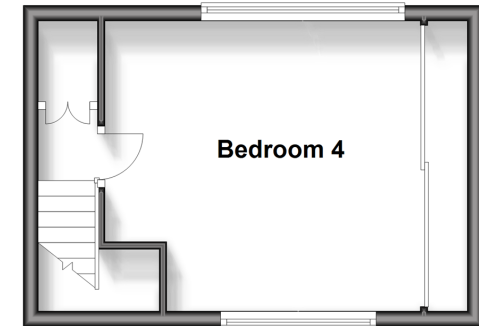
First Floor

Approx. 36.7 sq. metres (395.3 sq. feet)



Second Floor

Approx. 21.6 sq. metres (232.8 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall
Shower Room
Lounge: 19'10 x 11'0 (6.05m x 3.36m)
Dining Area: 9'9 x 9'5 (2.97m x 2.87m)
Kitchen/Breakfast Room: 20'10 x 8'6 (6.35m x 2.59m)

FIRST FLOOR

Landing
Bedroom 1: 11'5 x 10'9 (3.48m x 3.28m)
Bedroom 2: 10'9 x 9'0 (3.28m x 2.75m)
Bedroom 3: 8'10 x 7'10 (2.69m x 2.39m)
Bathroom

SECOND FLOOR

Landing
Bedroom 4: 13'6 x 12'8 (4.12m x 3.86m)

OUTSIDE

Driveway & Garage
Front & Rear Gardens



Main features

- Well presented throughout
- Handy ground floor cloakroom
- Relax in the private & secluded garden
- Lovely kitchen/breakfast room - ideal for bringing the family together & entertaining
- Fantastic location to live with excellent transport links & leisure facilities close by

Nearest Schools

Primary Schools: Brookfield Junior School 0.5 miles, Lunsford Primary 0.5 miles, Ditton C of E Junior School 0.9 miles. Secondary Schools: The Malling School 1.2 miles, Aylesford School 1.4 miles, Holmesdale Technology College 2.9 miles

Transport Information

Train Stations: New Hythe 1.6 miles, East Malling 1.7 miles, Snodland 1.8 miles

Address

Spruce Close, Larkfield, Aylesford, Kent, ME20

Directions

For directions to this property please contact us.



Wards
Helping you move forwards

Call Larkfield Branch 01732 847877 ■ wardsofkent.co.uk



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT: E(43) POTENTIAL: B(33)

12935155/20240701/JT/JT