



Price
£325,000

Freehold

3x  1x  1x 

**Martin Square, Larkfield,
Aylesford, Kent, ME20**

OVER 60?

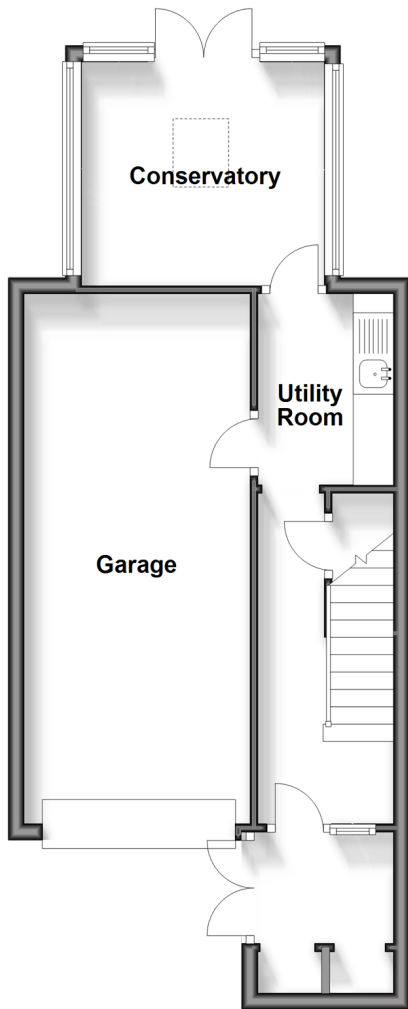
Secure this property
for up to **59% less!**

Wards
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Accommodation

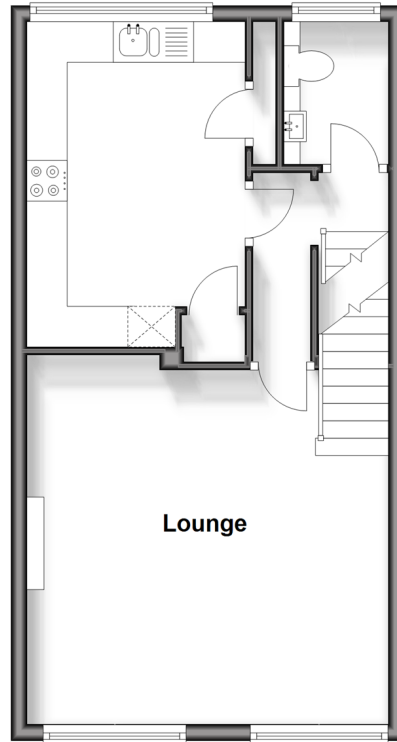
Ground Floor

Approx. 42.0 sq. metres (451.9 sq. feet)



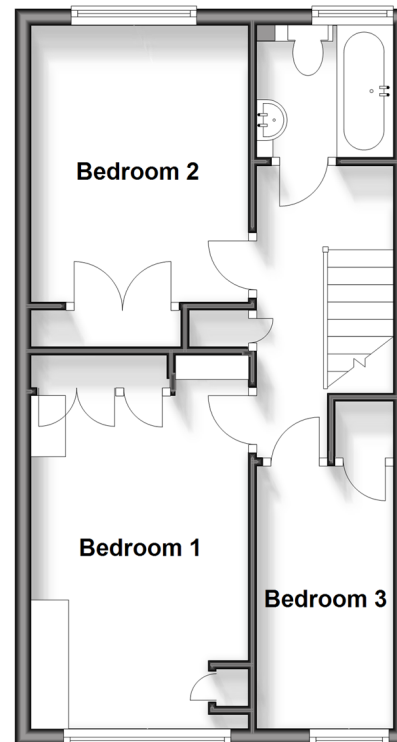
First Floor

Approx. 39.0 sq. metres (419.7 sq. feet)



Second Floor

Approx. 38.8 sq. metres (417.5 sq. feet)



GROUND FLOOR

Entrance Hall

Hallway

Utility Room: 7'9 x 5'8 (2.36m x 1.73m)

Conservatory: 9'10 x 9'6 (3.00m x 2.90m)

FIRST FLOOR

Landing

Kitchen: 12'10 x 8'10 (3.91m x 2.69m)

Lounge: 15'2 x 14'7 (4.63m x 4.45m)

Cloakroom

SECOND FLOOR

Bedroom 1: 12'8 x 8'10 (3.86m x 2.69m)

Bedroom 2: 11'1 x 8'9 (3.38m x 2.67m)

Bedroom 3: 10'4 x 6'0 (3.15m x 1.83m)

Bathroom

OUTSIDE

Driveway & Garage

Rear Garden



Main features

- **Stunning kitchen with integrated appliances makes cooking a pleasure**
- **All bedrooms are a good size - no box room to worry about**
- **Lovely private & sunny garden for you to enjoy**
- **Only a short stroll to a parade of shops, post office, doctors & a choice of takeaways**
- **Set in a quiet Close with excellent commuter links by road & rail close by**



Nearest Schools

Primary Schools: Brookfield Junior School 0.2 miles, Lunsford Primary 0.2 miles, St James the Great Primary and Nursery School 1.1 miles. Secondary Schools: The Malling School 1.2 miles, Aylesford School 1.7 miles, Grange Park School 2.7 miles



Transport Information

Train Stations: New Hythe 1.3 miles, East Malling 1.6 miles, West Malling 1.8 miles



Address

Martin Square, 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



■ 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:	POTENTIAL:

12935147/20240611/JT/JT