



**Price**  
**£450,000**

**Freehold**

4x  2x  2x 

**Oak Drive, Larkfield,  
Kent, ME20**

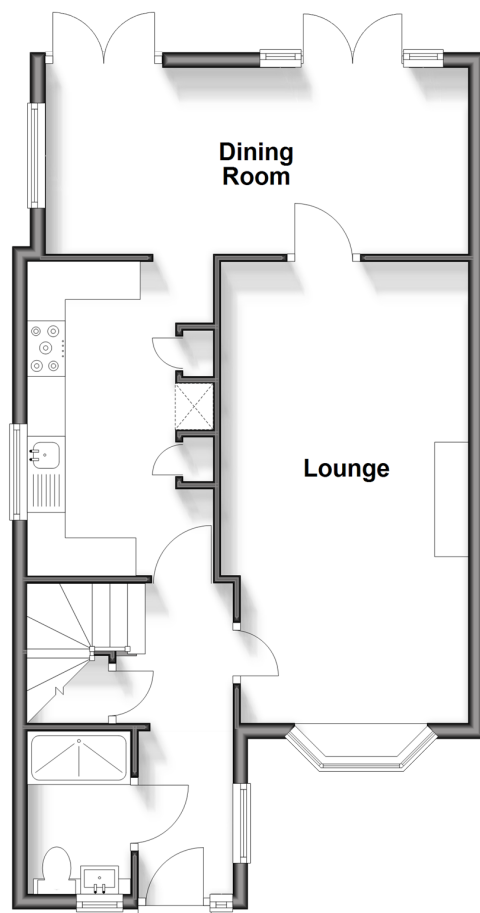
**OVER 60?**

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

*Wards*  
Helping you move forwards

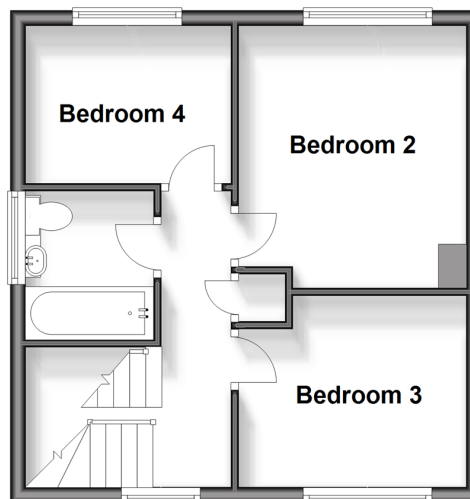
## Ground Floor

Approx. 55.6 sq. metres (598.9 sq. feet)



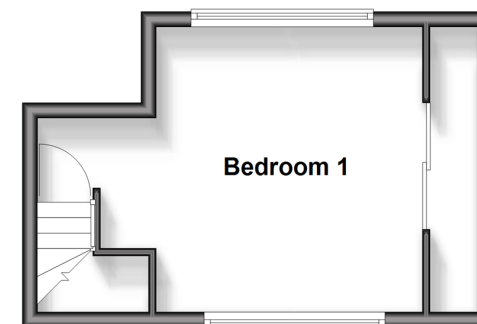
## First Floor

Approx. 35.1 sq. metres (378.1 sq. feet)



## Second Floor

Approx. 19.9 sq. metres (214.5 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall  
Shower Room  
Lounge: 20'8 into bay x 10'9 (6.30m x 3.28m)  
Dining Room: 18'3 x 8'0 (5.57m x 2.44m)  
Kitchen: 13'5 x 7'9 (4.09m x 2.36m)

### FIRST FLOOR

Landing  
Bedroom 2: 11'3 x 10'1 (3.43m x 3.08m)  
Bedroom 3: 10'1 x 8'2 (3.08m x 2.49m)  
Bedroom 4: 8'10 x 6'10 (2.69m x 2.08m)  
Bathroom

### SECOND FLOOR

Landing  
Bedroom 1: 16'7 x 11'4 (5.06m x 3.46m)

### OUTSIDE

Driveway & Garage  
Front & Rear Gardens



## Main features

- Well presented throughout
- Lovely fitted kitchen makes cooking a pleasure
- Useful ground floor shower room
- Excellent amenities, schools & leisure facilities close by
- Perfect location for commuters - easy access to the M20 & good rail links



### Nearest Schools

Primary Schools: Brookfield Junior School 0.4 miles, Lunsford Primary 0.4 miles, Ditton C of E Junior School 0.9 miles. Secondary Schools: The Malling School 1.1 miles, Aylesford School 1.4 miles, Grange Park School 2.8 miles



### Transport Information

Train Stations: Aylesford 1.2 miles, New Hythe 1.5 miles, Barming 1.9 miles



### Address

Oak Drive, Larkfield, Kent, ME20



### Directions

For directions to this property please contact us.



**Wards**  
Helping you move forwards

Call Larkfield Branch 01732 847877 ■ [wardsofkent.co.uk](http://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.



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