

Bluebell

ESTATES



38, Albion Drive, Larkfield, ME20 6FG
GUIDE PRICE £400,000 - £425,000

About this property.....

GUIDE PRICE OF £400,000- £420,000

Set in a NO-THROUGH ROAD location this semi-detached house is a true gem waiting to be discovered. Boasting a modern design and IMMACULATE presentation, this Redrow-built home from 2014 offers a perfect blend of style and comfort.

As you step inside, you are greeted by an entrance hall, with doors to all ground floor rooms, a useful utility cupboard with space for washing machine and tumble dryer and a cloakroom. The spacious living room has French doors opening to the garden and is perfect for entertaining guests or simply relaxing with your loved ones. With three inviting bedrooms and two well-appointed bathrooms, one being an en-suite, this property effortlessly caters to the needs of a growing family.

The property's well presented garden to the front and rear provides a tranquil outdoor space to unwind and enjoy the fresh air. Additionally, the property boasts a driveway to the front for 2 cars.

One of the standout features of this delightful home is the large loft, presenting an exciting opportunity for conversion into an additional bedroom and bathroom, subject to planning permission. This potential for expansion allows you to truly make this house your own and tailor it to your specific needs.

With a prime location, modern amenities, and the possibility for further enhancement, this property on Albion Drive is a rare find that promises a comfortable and stylish lifestyle for its next lucky owner. Don't miss out on the chance to make this house your home.

Situation.....

If you're someone who loves an active and healthy lifestyle, Larkfield is the perfect place for you. With a large modern leisure centre, just opposite, boasting a state-of-the-art gym, spa, leisure pool with rapids and slides, 25m lane swimming pool, and a variety of fitness classes, you'll have everything you need to stay fit and healthy. But if you prefer to exercise in the great outdoors, you can take a jog around the stunning 250-acre Leybourne Lakes Country Park, just down the road, watching the scuba divers, stand-up paddle boarders, and kayakers in the water.

This vibrant village has everything you need for a comfortable and convenient lifestyle, including a Tesco superstore, Morrisons supermarket, medical centre, and plenty of pubs, restaurants, and independent shops. For families, Lunsford Park and Brookfield Junior school are both rated as Good by Ofsted, ensuring your children will receive an excellent education.

Commuters will appreciate the easy access to junction 4 of the M20, and rail services to London St Pancras in under an hour from New Hythe station or London Charing Cross from West Malling Station. If you need an even faster route into the capital, Ebbsfleet International is just a 26-minute (18 miles) car journey away, with trains to London St. Pancras taking only 19 minutes.











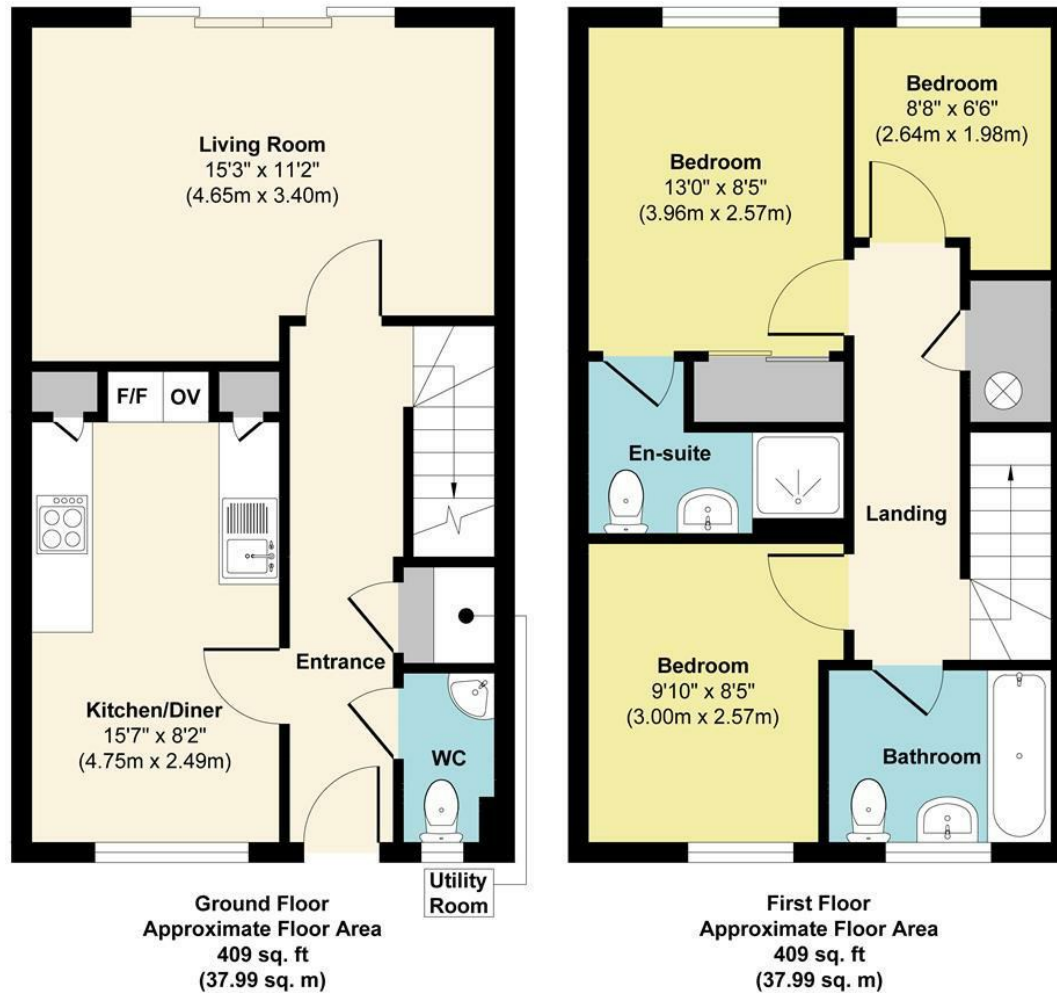
What the owner says.....

When we bought our home, we thought we would only be here for five years. Well, ten years later, we continue to call it our home! We will forever hold fond memories of living in this wonderful house, from getting married to starting a family. This home has looked after us amazingly well, and its surroundings are idyllic, with Leybourne Lakes just a five-minute walk away. We have been very lucky to be tucked away in a friendly cul-de-sac with lots of green space around us, especially the recreation ground with numerous walking routes and parks along the way. We hope this home looks after you as well as it has looked after us!





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Approx. Gross Internal Floor Area 818 sq. ft / 75.98 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Agents Notes

Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested.



