

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nclhcom 2020. REF: 653502



**New Hythe Lane, Larkfield, Aylesford, ME20**

Approximate Area = 947 sq ft / 88 sq m  
 Limited Use Area(s) = 30 sq ft / 2.8 sq m  
 Outbuilding = 60 sq ft / 5.6 sq m  
 Garage = 306 sq ft / 28.4 sq m  
 Total = 1343 sq ft / 124.8 sq m

Denotes restricted head height

50 New Hythe Lane, Aylesford, ME20 6PN

£399,995  
EPC RATING:





An Extended Period Cottage - DOUBLE GARAGE and Parking to the rear - Upgraded and Improved Interior - Lovely Gardens to Rear - Good Access to Transport Links - MUST VIEW INTERNALLY

### MATERIAL INFORMATION

Freehold  
Council Tax Band D  
EPC Report



• An Extended Period Cottage • DOUBLE GARAGE and Parking to the rear • Upgraded and Improved Interior • Lovely Gardens to Rear • Good Access to Transport Links • MUST VIEW INTERNALLY

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

5, HIGH STREET, ASHFORD, KENT, TN27 9NH | 01622 850888 | ADMIN@PERIODHOMESBYSIMONMILLER.CO.UK