



**Austen Way, Larkfield, Aylesford, ME20 6UL**  
**£450,000**

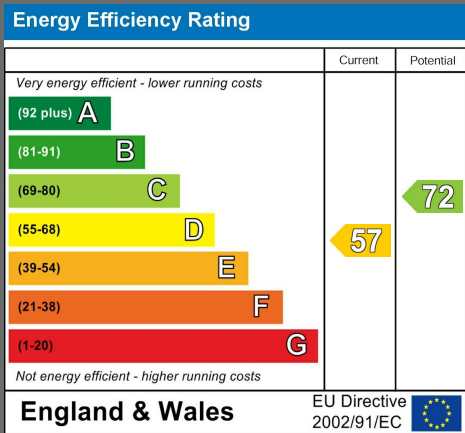


Nestled in the charming area of Larkfield and on a cul-de-sac in Aylesford, this delightful house on Austen Way offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The well-appointed reception room provides a welcoming atmosphere, perfect for entertaining or relaxing after a long day.

The house has been previously extended and features a large lounge, separate dining room, kitchen and cloakroom to the ground floor with additional benefit of an integral garage. The layout of the property ensures a practical flow, making it easy to navigate and enjoy daily life. To the first floor there are 4 well appointment bedrooms with an ensuite shower room and a family bathroom for added convenience. The surrounding area boasts a friendly community vibe, with local amenities and parks just a stone's throw away, enhancing the appeal of this lovely home.

Whether you are looking to settle down in a peaceful neighbourhood or seeking a property with ample room for growth, this house on Austen Way is a wonderful opportunity. With its attractive features and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this charming house your new home.

- Larkfield Location
- Situated on quiet Cul-De-Sac
- 4 Bedroom Semi Detached House
- Ensuite And Family Bathroom
- Spacious Family Home
- Driveway For Multiple Cars
- Integrated Garage
- Private Feel In The Garden
- EPC Rating D





## LOCAL AREA INFORMATION FOR LARKFIELD

Larkfield is a sought after area thanks to its convenient access to so many things.

For recreation you have the local leisure centre at Larkfield, many parks, green spaces and countryside close by. Leybourne Lakes and Manor Park are particularly noteworthy.

There are a good range of shops, supermarkets and eateries in Larkfield (including Martin's Square). West Malling is the closest town (less than 2 miles away) and is one of the most attractive small towns in mid-Kent with a wide main street lined on each side by a fine collection shops and eateries. Maidstone is approximately 5 miles away.

For the commuter Junction 4 of the M20 gives access to the motorway network. There are mainline train stations at nearby West Malling, Aylesford and East Malling.

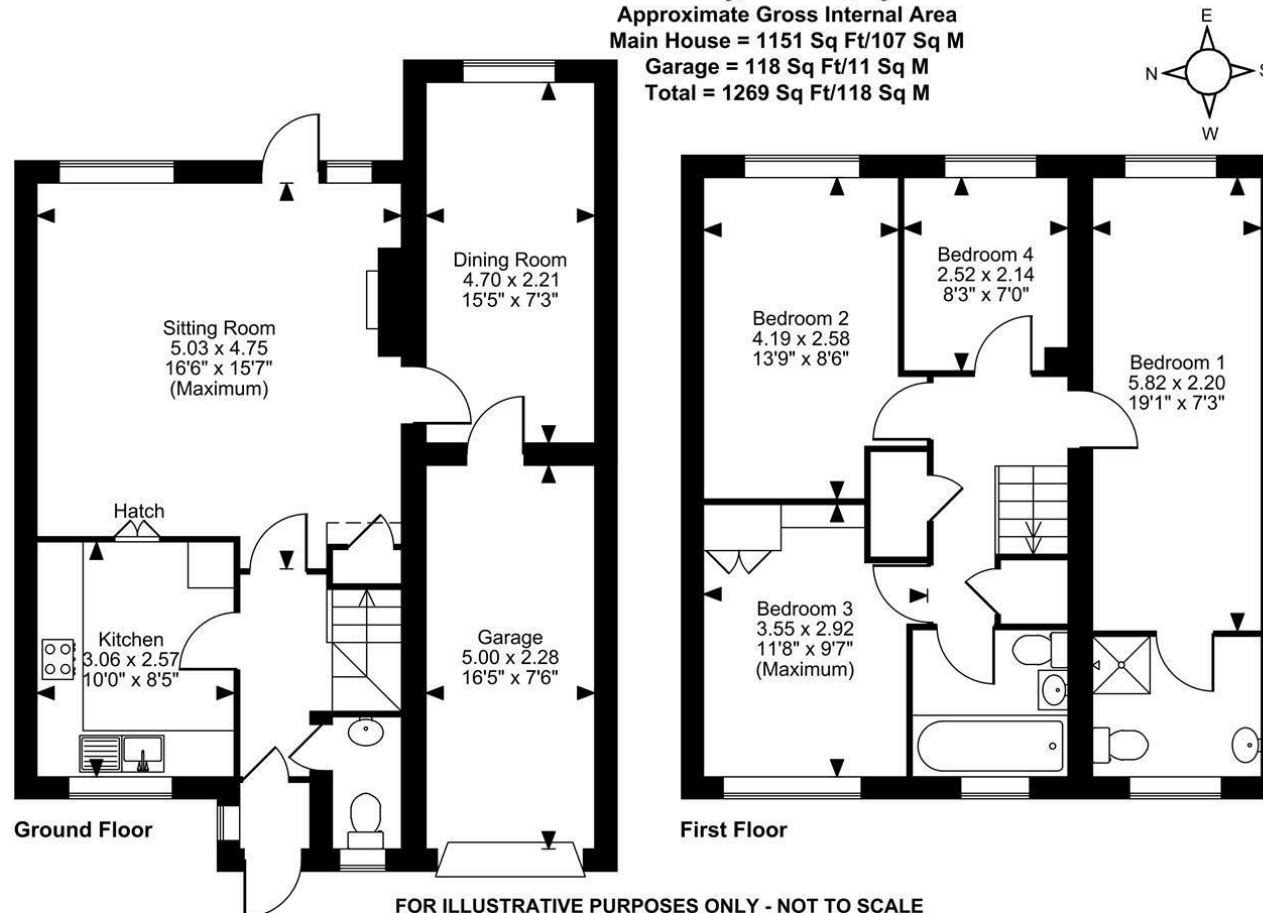
For education there is a comprehensive range of primary, grammar and private educational opportunities. For more schools information please visit [www.kent-pages.co.uk/education](http://www.kent-pages.co.uk/education) or ask for a Page & Wells Key Facts for Buyers Guides.

## ADDITIONAL INFORMATION

Freehold  
Brick Built  
Council Tax Band E  
Tonbridge And Malling  
EPC Rating D  
UPVC Double Glazing  
Gas Central Heating



**Austen Way, Larkfield, Aylesford**  
**Approximate Gross Internal Area**  
**Main House = 1151 Sq Ft/107 Sq M**  
**Garage = 118 Sq Ft/11 Sq M**  
**Total = 1269 Sq Ft/118 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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