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2 Macaulay Close, Larkfield

Guide Price £525,000

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## 2 Macaulay Close

Larkfield, Aylesford

GUIDE PRICE £525,000 TO £560,000 – Spacious five bed detached house with modern kitchen, en-suite, new carpets, garage, off-road parking, and chain free. Close to amenities and schools. Council Tax band: E

Tenure: Freehold

- Low maintenance rear garden
- Detached house
- Chain free
- New carpets
- Integral garage
- Off-road parking
- En-suite
- Well located for local amenities
- Five bedrooms



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**Lounge / Diner**

24' 11" x 11' 10" (7.59m x 3.60m)

**Kitchen**

12' 6" x 9' 3" (3.81m x 2.83m)

**Utility Room**

10' 5" x 7' 9" (3.17m x 2.36m)

**Wc**

**Bedroom 1**

11' 10" x 7' 10" (3.61m x 2.38m)

**Bedroom 2**

12' 4" x 11' 11" (3.75m x 3.64m)

**Bedroom 3**

13' 2" x 7' 10" (4.01m x 2.38m)

**Bedroom 4**

8' 7" x 10' 6" (2.61m x 3.21m)

**Bedroom 5**

12' 4" x 8' 2" (3.75m x 2.49m)

**En-suite**

**Bathroom**

**Garden room / gym**





GARDEN

DRIVEWAY

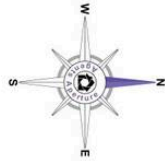
4 Parking Spaces

GARAGE

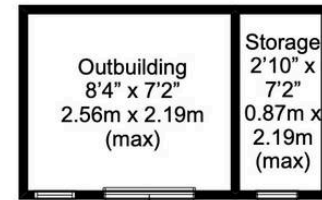
Single Garage



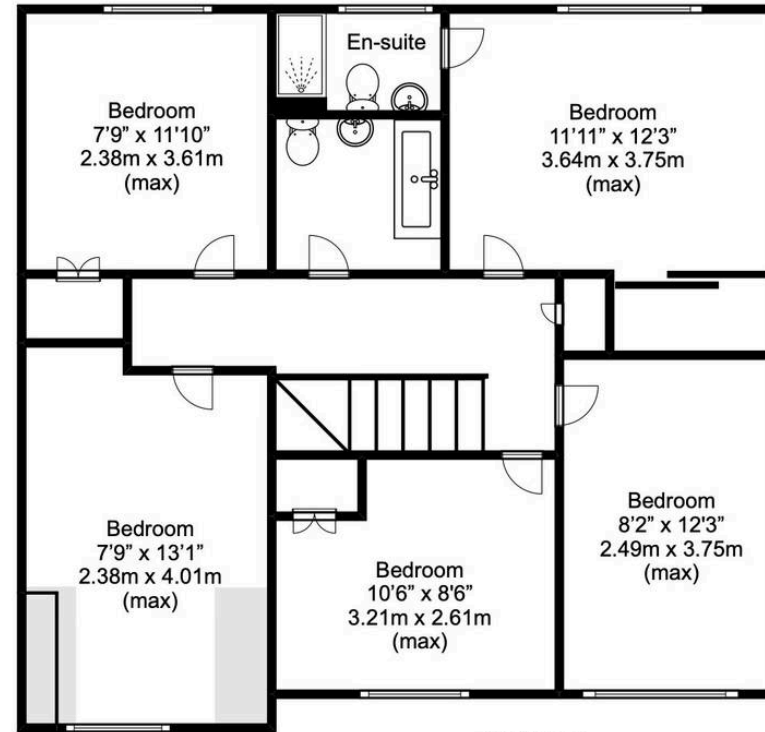
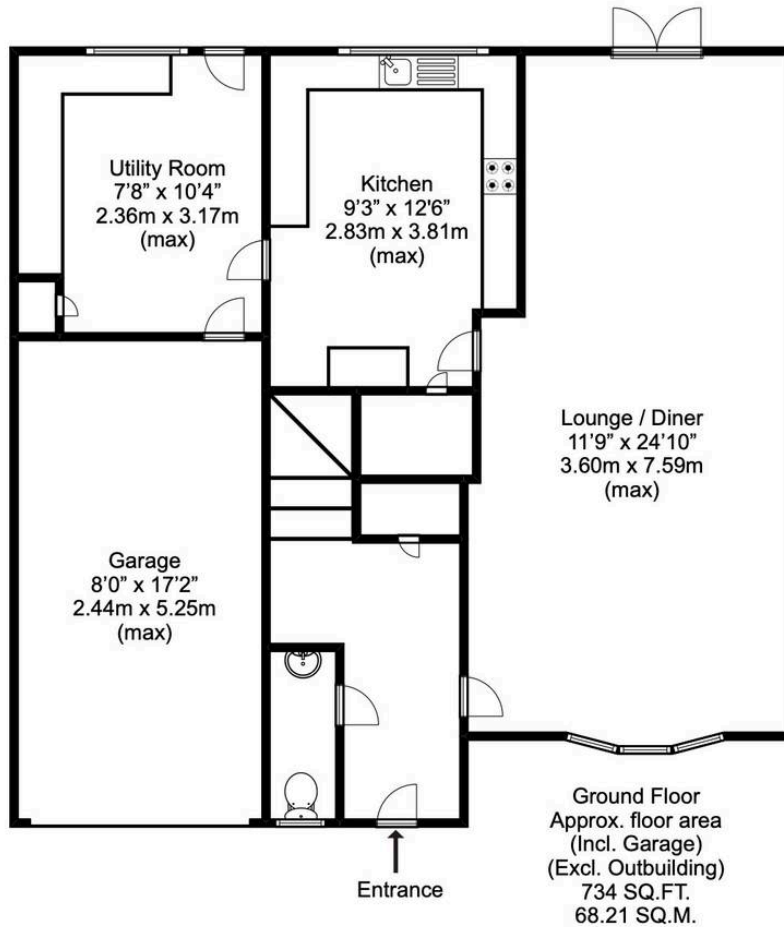
Restricted head height (R.H.H.)  
Limited use area under 1.5m



Approx. total floor area  
(Incl. Garage)  
(Excl. Outbuilding)  
1,433 SQ.FT.  
133.20 SQ.M.



Outbuilding  
81 SQ.FT.  
7.53 SQ.M.



First Floor  
Approx. floor area  
699 SQ.FT.  
64.99 SQ.M.

Disclaimer

This plan is for illustrative purposes only and no responsibility is taken for any error, omission or misstatement. The appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements have been added as a guide to prospective buyers only, are not precise, not to scale, may have been taken from the widest area and may include wardrobe / cupboard space. Garages and outbuildings may not be represented in their actual location in relation to the property. Compass point, measurements and total areas should be considered inaccurate and checked as no guarantee is given to their accuracy. Buyers are strongly advised to take their own measurements and compass bearing.



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