

Larkfield Road, Larkfield, Aylesford, ME20 6BJ
Offers Over £280,000

Page & Wells

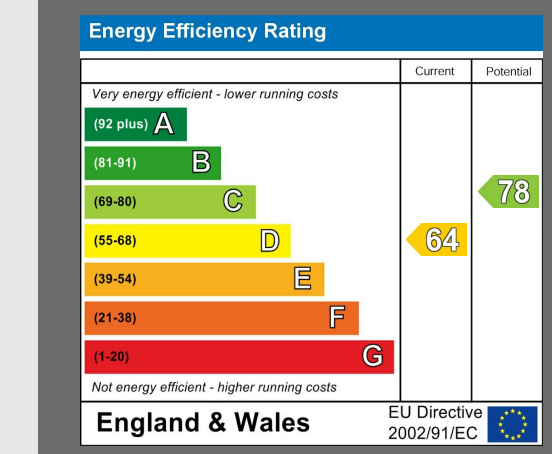
Presenting a SUPERB 2 BEDROOM END OF TERRACE HOUSE On a great spot Larkfield Road in the charming area of Larkfield, Aylesford. Offered CHAIN FREE the house presents an excellent opportunity for those seeking a spacious and adaptable home. The property boasts a generous lounge, a separate kitchen, and a convenient downstairs cloakroom, making it ideal for both relaxation and entertaining. Additionally, a small back porch serves as a versatile additional area, enhancing the functionality of the ground floor.

As you ascend to the first floor, you will find two well-proportioned bedrooms accompanied by a family bathroom, providing comfortable living spaces for individuals or families alike. One of the standout features of this property is its position at the end of the terrace, which grants it a notably large garden, perfect for outdoor activities or simply enjoying the fresh air. The side driveway and garage offer ample storage solutions, a significant advantage for a home of this size.

The garden is particularly impressive, further enhancing the appeal of this delightful residence. With the potential for adaptation and expansion, subject to planning permission, this house is a canvas for your personal touch. Please note there is right of way access through the garden. Additionally, the property benefits from a boiler that has been installed within the last ten years, ensuring efficient heating and comfort.

This charming house on Larkfield Road is not just a home; it is a wonderful opportunity to create a space that truly reflects your lifestyle. We invite you to view this property and discover all it has to offer.

- **2 BEDROOM HOUSE**
- **Superb Larkfield Location**
- **Wonderful Refurbishment Opportunity**
- **Spacious Throughout**
- **Additional Porch Front And Back**
- **Boiler Installed within Last 10 Years**
- **Parking For Multiple Cars On Driveway**
- **Garage For Additional Storage**
- **Large 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 or ask for a Page & Wells Key Facts for Buyers Guides.

ADDITIONAL INFORMATION

CHAIN FREE
Freehold
End Of Terrace House
Council Tax Band C
EPC Rating Awaited
Driveway And Garage
Boiler Installed Within Last 10 Years.

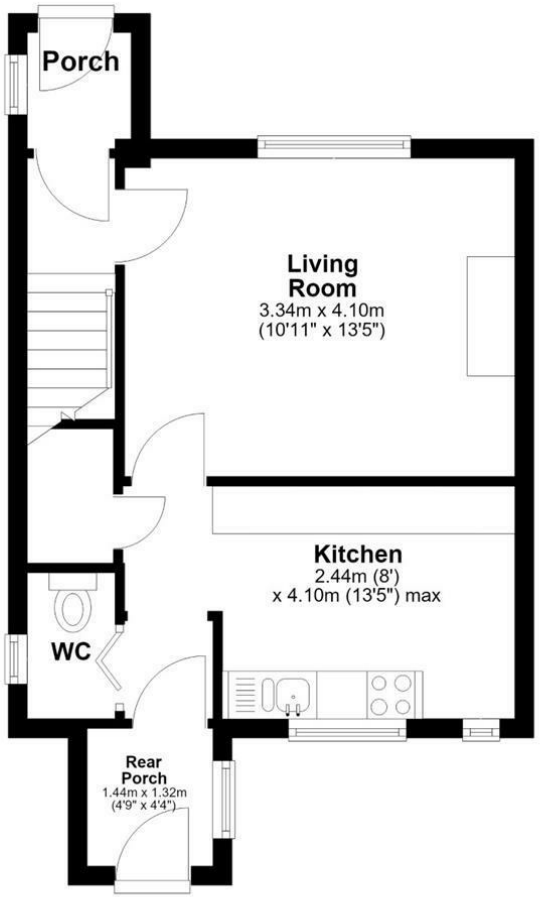




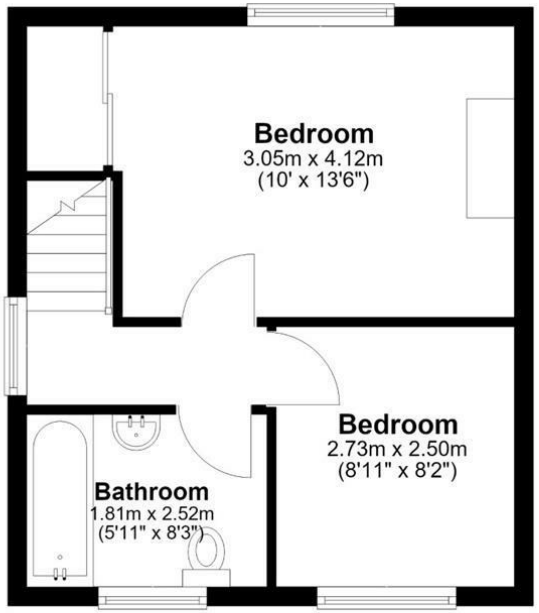


01732 841164
larkfield@page-wells.co.uk

Ground Floor



First Floor



Total area: approx. 63.7 sq. metres (685.5 sq. feet)

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