



**Fielding Drive, Larkfield, Aylesford, ME20 6TY**  
**Price Guide £540,000**



Located in the tranquil cul-de-sac of Fielding Drive, Larkfield, this remarkable spacious 4 BEDROOM DETACHED house in the Poets Development is bright and charming home. With ample off-road parking and lovely private garden which is not overlooked.


Upon entering, you are greeted by a particularly large welcoming entrance hall that leads to a spacious separate sitting room. The ground floor also features a convenient downstairs W.C., a good size kitchen/breakfast area, separate dining room, and then through to a conservatory. This cleverly designed space not only enhances the living area but also embodies the essence of modern family life, making it perfect for entertaining or casual family meals.

As you ascend to the first floor, you will find FOUR good size bedrooms. The master bedroom is bright and boasting a stylish ensuite bathroom. Three further bedrooms and a family bathroom add to the practicality of this home.

Externally, the property features a driveway accommodating 2 to 3 cars, along with a garage for additional convenience. The clearly loved rear garden is a delightful mix of mature lawn and patio, providing an ideal setting for summer gatherings and outdoor relaxation which offers a particularly private aspect.

This house is a beautiful example of family home in a sought after area and we recommend viewing as soon as possible.

- Sought After Poets Estate
- 4 Bedroom House
- Detached And Spacious
- Garden Is Not Overlooked
- Multiple Reception Rooms
- Beautiful Family Home
- Garage And Driveway
- Close to Local Schools And Amenities
- EPC Rating D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





## 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.



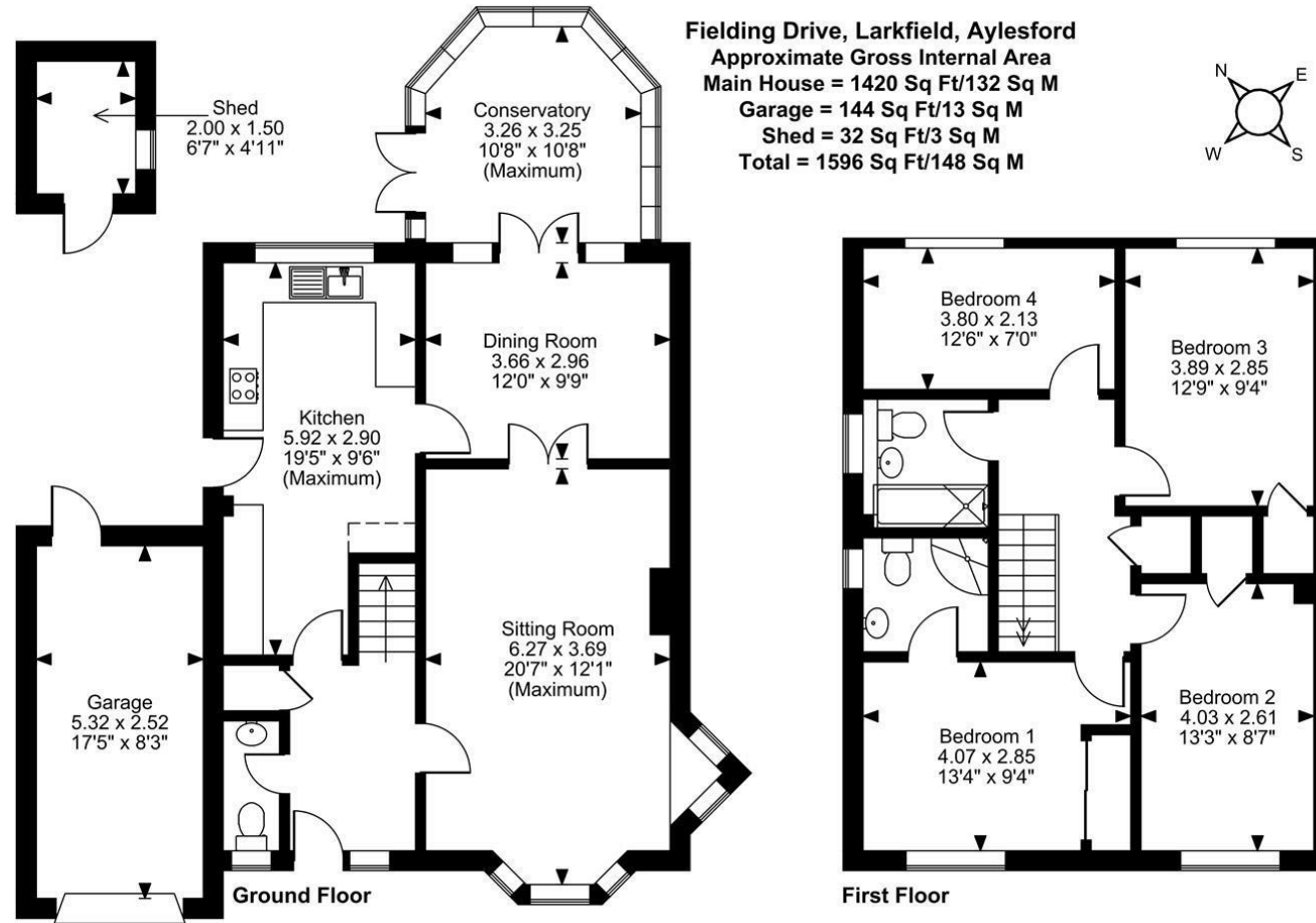
For the commuter Junction 4 of the M20 gives access to the motorway network. There are mainline train stations at nearby West Malling, Aylesford and East Malling.

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  
EPC Rating D  
UPVC Double Glazing  
Gas Central Heating





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