

Plover Road, Larkfield, Aylesford, ME20 6LA
Offers Over £300,000

Page & Wells

CHAIN FREE

IMPRESSIVE FAMILY HOME located on the Birds Estate on Plover Road, Larkfield, this impressive FOUR BEDROOM semi-detached house offers a wonderful opportunity for families seeking a spacious and adaptable home. With a generous area of 1,103 square feet, this previously extended property boasts a large lounge that flows seamlessly into a sizeable dining room, creating an inviting space for both relaxation and entertaining. The kitchen, complemented by a utility area, enhances the functionality of the ground floor, while a shower room and an additional cloakroom provide convenience for family living.

The first floor features four well-proportioned bedrooms, with one room having previously served as the original bathroom, now transformed into a study, showcasing the home's versatility. The potential for further adaptation and upgrades (subject to planning permission) allows for personalisation to suit your family's needs.

Externally, the property is equally impressive, offering ample parking for several vehicles to the front, along with a garage that provides secure parking or additional storage. The rear garden is a delightful space, primarily hardstanding, and is of a generous size, perfect for outdoor activities or simply enjoying the fresh air.

Conveniently located, this home provides easy access to local amenities and schools, catering to everyday family requirements. Additionally, excellent transport links to the M20 (Junction 4) make it an ideal choice for those who commute regularly. This property is not just a house; it is a place where cherished memories can be made.

* Please note some rooms have been virtually staged.

- **Desirable Birds Estate Location**
- **3 Bedroom And Additional Study Room**
- **Previously Extended**
- **Thorough Renovation Required**
- **Really Spacious Feel Throughout**
- **Good Size Garden with Views of the North Downs**
- **Driveway and Separate Garage**
- **Close To Schools And Amenties**
- **EPC Rating E**
- **CHAIN FREE**





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 Martins 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

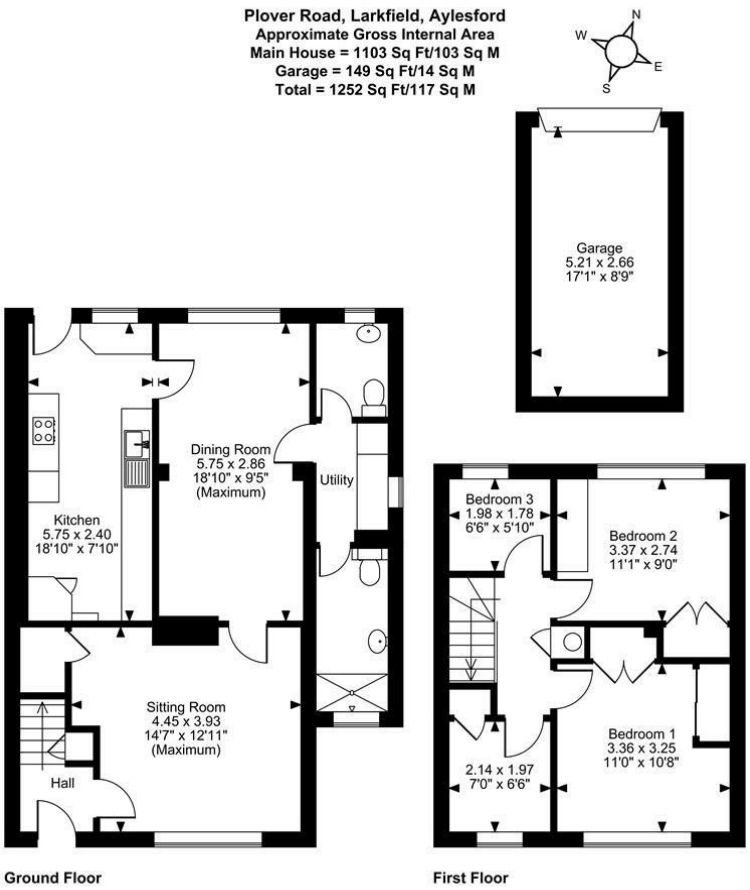
CHAIN FREE
Freehold
Brick Built
Council Tax Band D
EPC Rating E
Electric Heaters
* Please note some rooms have been virtually staged.





01732 841164
larkfield@page-wells.co.uk

Plover Road, Larkfield, Aylesford
Approximate Gross Internal Area
Main House = 1103 Sq Ft/103 Sq M
Garage = 149 Sq Ft/14 Sq M
Total = 1252 Sq Ft/117 Sq M



Ground Floor **First Floor**

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