



Guide Price
£425,000

Freehold

4x  3x  2x 

**The Lakes, Larkfield,
Kent, ME20**

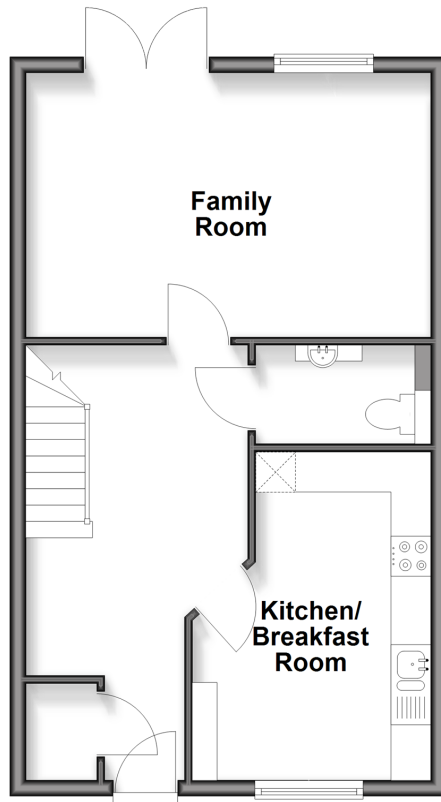
OVER 60?

Secure this property
for up to **59% less!**

Wards
Helping you move forwards

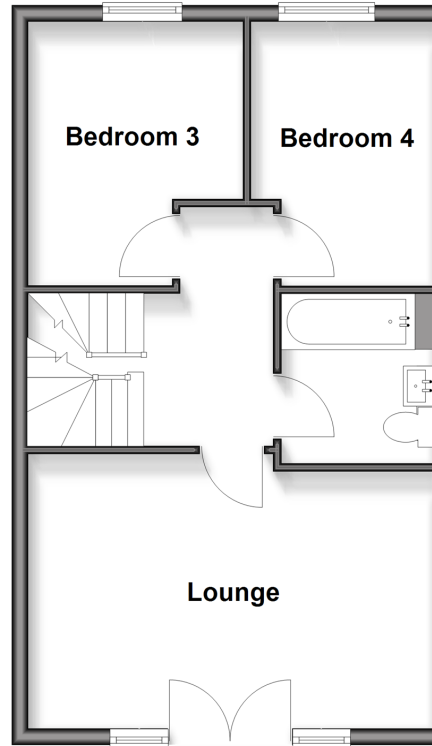
Ground Floor

Approx. 45.0 sq. metres (484.2 sq. feet)



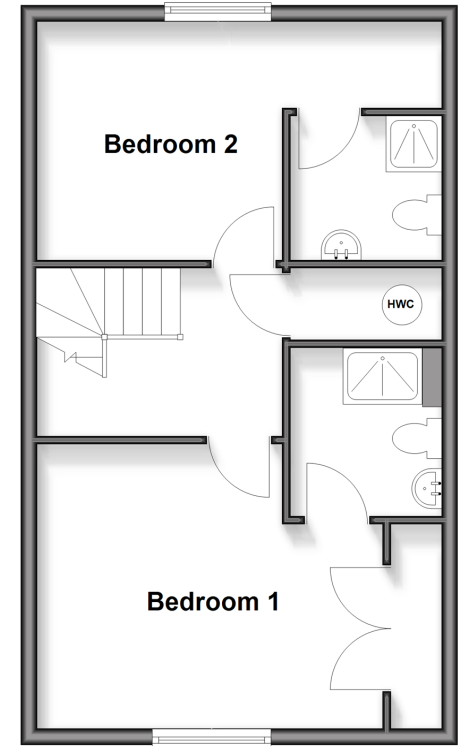
First Floor

Approx. 44.9 sq. metres (483.8 sq. feet)



Second Floor

Approx. 44.7 sq. metres (481.0 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall
Cloakroom
Kitchen/Breakfast Room: 13'5 x 9'10 (4.09m x 3.00m)
Family Room: 16'5 x 10'11 (5.01m x 3.33m)

FIRST FLOOR

Landing
Lounge: 16'6 x 10'7 (5.03m x 3.23m)
Bedroom 3: 11'2 x 8'10 (3.41m x 2.69m)
Bedroom 4: 11'1 x 7'2 (3.38m x 2.19m)
Bathroom

SECOND FLOOR

Landing
Bedroom 1: 14'2 x 11'4 (4.32m x 3.46m)
En-Suite Shower Room
Bedroom 2: 16'5 x 11'2 (5.01m x 3.41m)
narrowing to 10'2 x 4'8 (3.10m x 1.42m)
En-Suite Shower Room

OUTSIDE

Front & Rear Gardens



Main features

- Well presented throughout
- Enjoy the luxury of two en-suite shower rooms plus a bathroom & a ground floor cloakroom
- Great flexibility to work from home
- All bedrooms are a good size - no box room to worry about
- Excellent commuter links by road & rail close by

Nearest Schools

Primary Schools: Brookfield Junior School 1.1 miles, Lunsford Primary 1.1 miles, St Mark's C of E Primary, Eccles 1.5 miles. Secondary Schools: Holmesdale Technology College 1.9 miles, The Malling School 1.9 miles, Grange Park School 2.2 miles

Transport Information

Train Stations: New Hythe 0.8 miles, East Malling 2.3 miles, Aylesford 2.3 miles

Address

The Lakes, Larkfield, Kent, ME20

Directions

For directions to this property please contact us.



Wards
Helping you move forwards

Call Larkfield Branch 01732 847877 ■ wardsofkent.co.uk



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.

EPC RATING	CURRENT:	POTENTIAL:

12935640/20251104/CK/JT