



**Guide Price**  
**£385,000**

**Freehold**

3x  2x  2x 

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

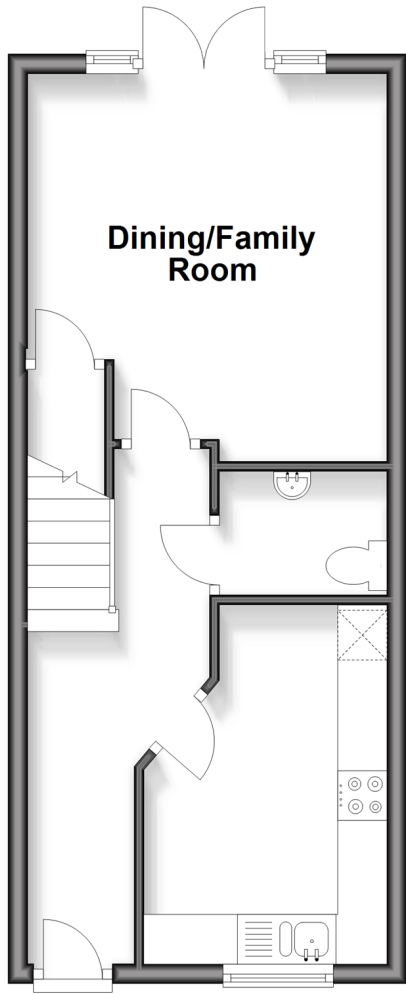
**OVER 60?**

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

*Wards*  
Helping you move forwards

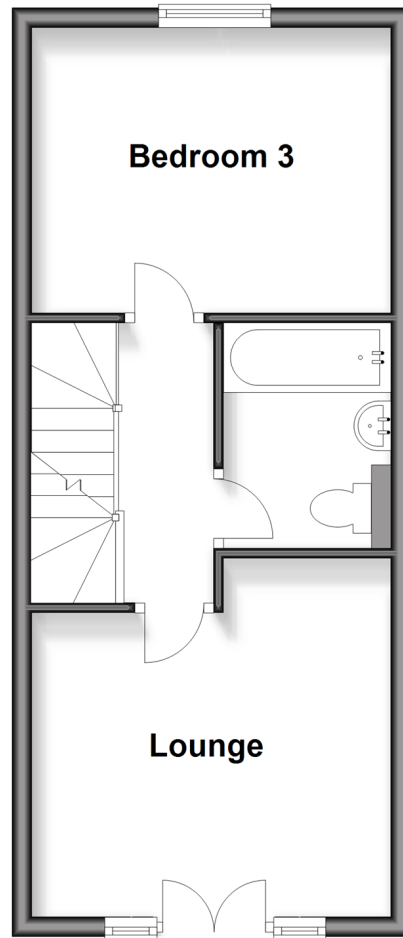
## Ground Floor

Approx. 32.4 sq. metres (349.0 sq. feet)



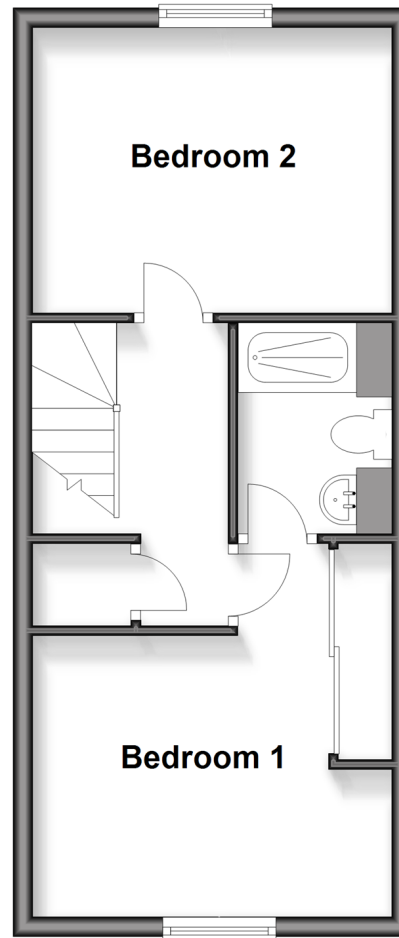
## First Floor

Approx. 32.8 sq. metres (353.3 sq. feet)



## Second Floor

Approx. 33.0 sq. metres (355.5 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Kitchen: 11'9 x 8'1 at widest point (3.58m x 2.47m)

Cloakroom

Dining/Family Room: 12'9 x 12'0 (3.89m x 3.66m)

### FIRST FLOOR

Landing

Lounge: 12'3 x 12'0 (3.74m x 3.66m)

Bedroom 3: 12'0 x 9'3 (3.66m x 2.82m)

Bathroom

### SECOND FLOOR

Landing

Bedroom 1: 12'6 (3.81m) narrowing to 9'5 (2.87m) x 12'0 into fitted wardrobes (3.66m)

En-Suite Shower Room

Bedroom 2: 12'0 x 9'3 (3.66m x 2.82m)

### OUTSIDE

Front & Rear Gardens



## Main features

- Beautifully presented throughout
- Enjoy the ever changing view of the lake from the front of the property
- Spacious dining/family room
- An en-suite shower room & a bathroom adds luxury to the home
- The landscaped rear garden with patio & artificial grass catches the sun all day



### 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](http://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 59% less, by purchasing a Lifetime Lease



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