



27 Brooklands Road, Larkfield

Guide Price £325,000

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# 27 Brooklands Road

Larkfield, Aylesford

GUIDE PRICE £325,000 TO £350,000. SEMI DETACHED 3 bedroom family home. Large rear garden, potential to extend (STPP), 2 receptions, family room, fitted kitchen, 2 x separate WC.  
Council Tax band: TBD

Tenure: Freehold

- SEMI DETACHED HOUSE
- POTENTIAL TO EXTEND (STPP)
- 3 BEDROOMS
- 2 RECEPTION ROOMS
- FAMILY ROOM
- FULLY FITTED KITCHEN
- SEPARATE WC X 2
- LARGE REAR GARDEN



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**Lounge**

15' 9" x 9' 11" (4.80m x 3.02m)

**Dining room**

10' 10" x 9' 10" (3.30m x 2.99m)

**Kitchen**

12' 6" x 6' 10" (3.81m x 2.08m)

**Reception**

14' 7" x 7' 2" (4.44m x 2.18m)

**Bedroom**

14' 1" x 9' 0" (4.29m x 2.74m)

**Bedroom**

11' 0" x 10' 0" (3.35m x 3.04m)

**Bedroom**

11' 0" x 6' 5" (3.35m x 1.95m)

**Bathroom**





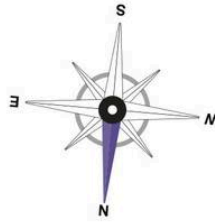


GARDEN

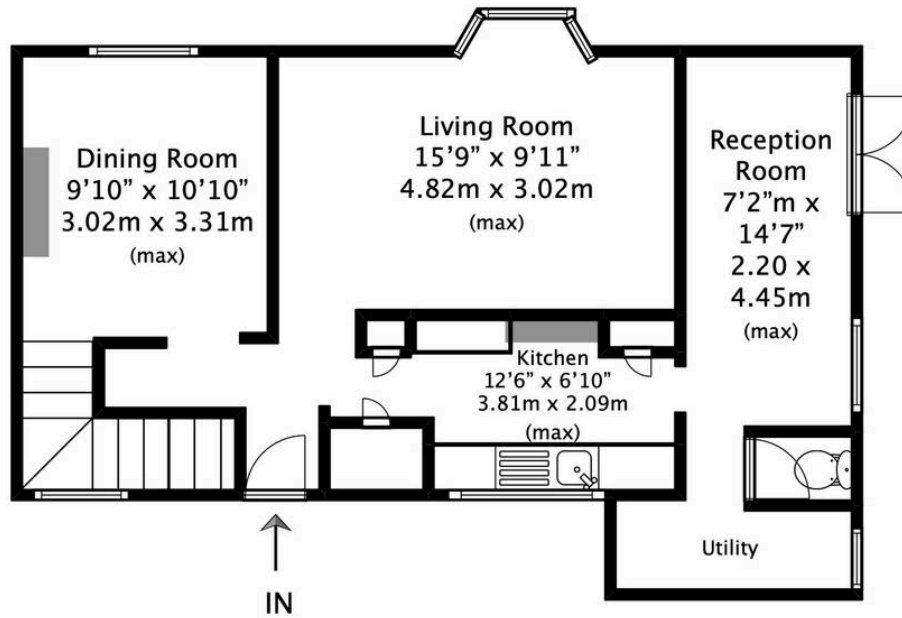




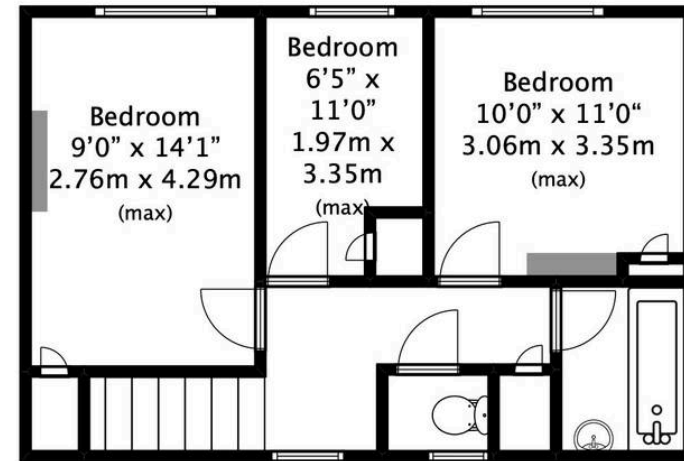




Approx. total  
floor area  
1,057 SQ.FT.  
98.21 SQ.M.



Ground Floor  
Approx. floor area  
606 SQ.FT.  
56.32 SQ.M.



First Floor  
Approx. floor area  
450 SQ.FT.  
41.89 SQ.M.

#### Disclaimer

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe / cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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## Eden Estates

781-783 London Road, Larkfield - ME20 6DE

01732 795162

[hey@eden-estates.co.uk](mailto:hey@eden-estates.co.uk)

[www.eden-estates.co.uk](http://www.eden-estates.co.uk)



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