

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchocom 2026. REF: 1495221
Produced for Simon Miller & Company.



Approximate Area = 768 sq ft / 71.3 sq m
Garage = 140 sq ft / 13 sq m
Total = 908 sq ft / 84.3 sq m
For identification only - Not to scale

Hornbeam Close, Larkfield, Aylesford, ME20

4 Hornbeam Close, Larkfield, Kent, ME20 6LY

OFFERS IN EXCESS OF: £400,000
EPC RATING: D





Situated on the ever-popular Trees Development in Larkfield, this beautifully presented three-bedroom semi-detached home offers spacious, modern living, making it an ideal choice for families and first-time buyers alike.

Externally, the property benefits from a generous driveway providing ample off-road parking, along with a garage for additional storage or parking. A fantastic selling point is the property's huge potential to extend (subject to the necessary planning permissions), offering buyers the opportunity to create additional living space and add further value in the future.

Internally, the current owners have made a number of significant improvements, including the installation of new windows throughout, a stylish new front door, and a new boiler with radiators, offering both comfort and peace of mind. The ground floor boasts a bright and airy open-plan layout, enhanced by a stunning large bay window that fills the living space with natural light. To the rear, the well-maintained kitchen is in excellent condition and enjoys pleasant views over the private, west-facing garden – the perfect setting for relaxing or entertaining while making the most of the afternoon and evening sunshine.

Upstairs, the property offers two generous double bedrooms, a well-proportioned single bedroom, and a contemporary family bathroom complete with a bath and shower over. The boarded loft provides valuable additional storage space.

Combining tasteful presentation, practical upgrades, huge scope to extend (STPP), and a sought-after location, this is a fantastic home that is ready for its next owners to move straight into.

Freehold
EPC: D
Council Tax: D
Full Fibre Broadband



- DRIVEWAY & GARAGE
- GREAT CONDITION THROUGHOUT
- WEST-FACING GARDEN

- OPEN PLANNED LIVING ACCOMMODATION
- POPULAR 'TREES DEVELOPMENT'
- POTENTIAL TO EXTEND (STPP)

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Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

777-779 LONDON ROAD, LARKFIELD, AYLESFORD, KENT, ME20 6DE | 01732 875 706 | LARKFIELDSALES@SIMONMILLER.CO.UK