



Lunsford Lane, Larkfield, Aylesford, ME20 6HY
Guide Price £355,000



****Guide Price £355,000 - £375,000**CHAIN FREE****

Welcome to this well cared for three bedroom semi-detached family home, offering plenty of potential and nestled in the ever-popular location of Lunsford Lane, Larkfield. Complete with a detached garage and the opportunity to create off-street parking to the front (subject to the necessary permissions), this property is ideal for those looking to make a home their own.

Perfectly positioned close to local amenities, schools, and Junction 4 of the M20, the property also benefits from being within easy walking distance of Leybourne Lakes, where you can enjoy pleasant and picturesque walks all year round.

Inside, the property offers well proportioned accommodation. The ground floor features a generous sized through lounge/diner, along with a kitchen. Upstairs, there are two double bedrooms, a single bedroom, and a shower room.

Outside, the front garden provides potential to create off-street parking (subject to the necessary consents), while the rear garden offers a outdoor space, complemented by a detached single garage.

Although the home would benefit from some internal updating, it represents a fantastic opportunity for a buyer to modernise and truly make it their own.

The property is offered to the market with no onward chain.

- No Onward Chain
- Semi Detached House
- In Need of Some Updating
- Three Bedrooms
- Generous Sized Lounge/Dining Room
- Detached Garage to Rear
- Potential to Create Off Street Parking to the Front (STPP)
- EPC Rating E

Energy Efficiency Rating	
	Potential
<i>Very energy efficient - lower running costs</i>	
(92 plus) A	
(81-91) B	
(69-80) C	75
(55-68) D	
(39-54) E	47
(21-38) F	
(1-20) G	
<i>Not energy efficient - higher running costs</i>	
England & Wales	EU Directive 2002/91/EC 





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 Martin's 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.

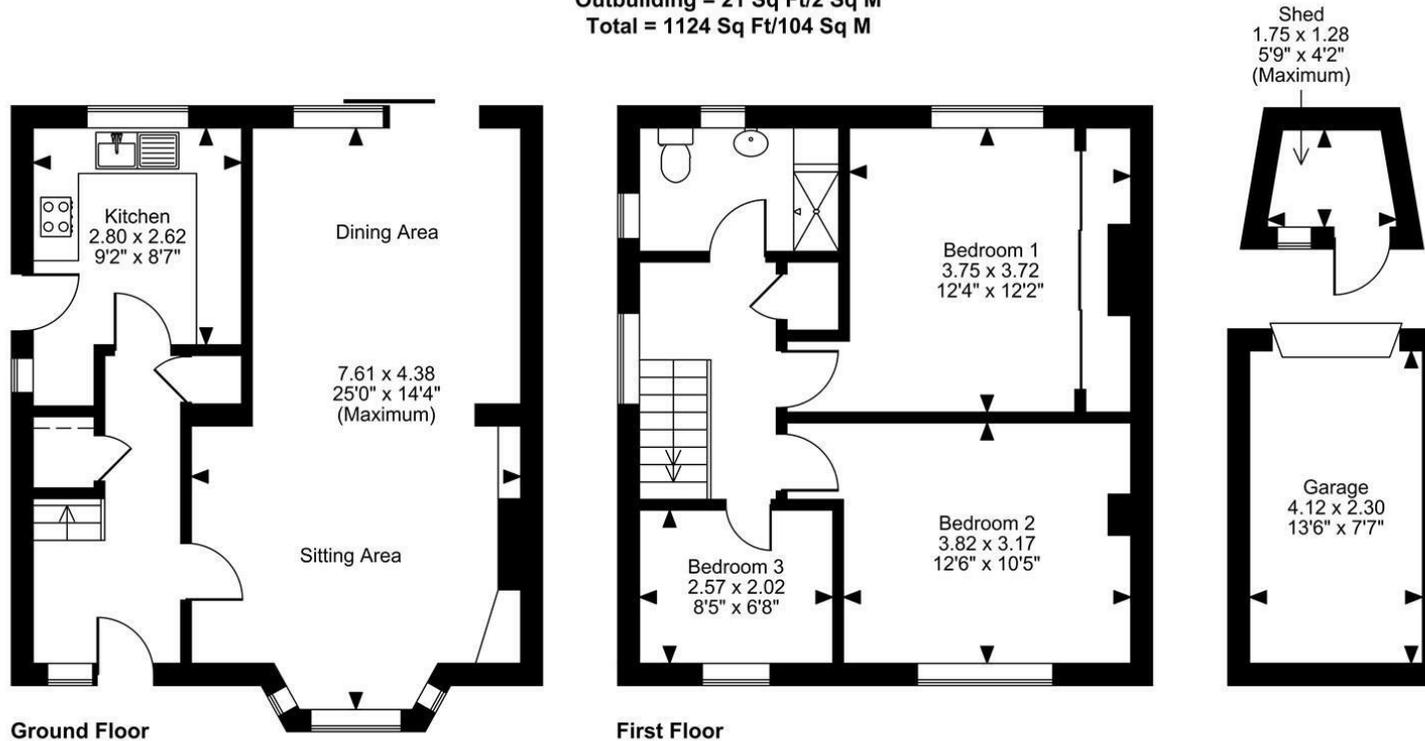
For education there is a comprehensive range of primary, grammar and private educational opportunities. For more schools information please visit www.kent-pages.co.uk/education or ask for a Page & Wells Key Facts for Buyers Guides.

ADDITIONAL INFORMATION

Freehold
Council Tax Band D
EPC Rating Awaited



Lunsford Lane, Larkfield, Aylesford
Approximate Gross Internal Area
Main House = 1001 Sq Ft/93 Sq M
Garage = 102 Sq Ft/9 Sq M
Outbuilding = 21 Sq Ft/2 Sq M
Total = 1124 Sq Ft/104 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

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