



**Springfield Road, Larkfield, Aylesford, ME20 6JE**  
**Price Guide £500,000**



GUIDE PRICE £500,000 - £550,000

This impressive detached bungalow is situated in a sought-after area of Larkfield, conveniently positioned for local amenities and scenic walks around the picturesque Leybourne Lakes.


The property has undergone significant refurbishment over the past 12 months and now offers spacious and versatile layout. The well-equipped kitchen features a quartz worktops and includes a range of integrated appliances, opening into a spacious and stylish open-plan kitchen/breakfast room with a breakfast bar seating up to four people.

Offering versatile accommodation, the property can be configured as either a three or four-bedroom home. One of the bedrooms features bi-fold doors opening to the rear garden, making it an ideal option for use as a reception room, home office, or garden room, tailored to your needs.

The thoughtfully arranged layout includes an entrance porch, a welcoming hallway, a generous lounge, and a family bathroom complete with a bath and separate shower cubicle.

Externally, the property is accessed via electric gates, leading to a spacious driveway and a detached garage with an adjoining workshop/shed. The rear garden has been attractively landscaped to provide a pleasant and low-maintenance outdoor space, perfect for relaxing or entertaining.

- Guide Price £535,000 - £550,000
- Detached Bungalow
- Three/Four Bedrooms
- One/Two Reception Rooms
- Modern Open Plan Kitchen/Breakfast Room
- Generous Sized Drive With Electronic Gates
- Detached Garage with Adjoining Workshop/Shed
- Landscaped & Low Maintenance Rear Garden
- Good Sized Bathroom with Separate Shower Cubicle
- EPC Rating D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>79</b>
(55-68) <b>D</b>	<b>67</b>		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	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](http://www.kent-pages.co.uk/education) or ask for a Page & Wells Key Facts for Buyers Guides.

## ADDITIONAL INFORMATION

- Freehold
- Council Tax Band E
- EPC Rating D
- Double Glazing
- Gas Central Heating
- Loft - part boarded
- Electronic Gates to driveway





**Approx. Gross Internal Floor Area 1173 sq. ft /109.01 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
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