



314 New Hythe Lane, Larkfield

Guide Price £440,000

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314 New Hythe Lane

Larkfield, Aylesford

Stunning four bed semi with modern kitchen, en-suite, family bathroom, off-road parking for four cars, garage, and fresh interiors. Close to schools, shops, and transport. Guide £440k-£470k. Council Tax band: E

Tenure: Freehold

- Private garden
- Off-road parking for 4 cars
- Garage
- Modern kitchen with integrated appliances
- En-suite
- 4 Bedrooms
- Well located for local amenities
- Recently decorated
- New air source heat pump heating system



Living Room

11' 1" x 15' 2" (3.38m x 4.63m)

Kitchen / Diner

15' 9" x 8' 2" (4.79m x 2.49m)

Bedroom 1

19' 3" x 14' 10" (5.87m x 4.52m)

Bedroom 2

15' 9" x 8' 6" (4.79m x 2.59m)

Bedroom 3

10' 2" x 6' 5" (3.09m x 1.96m)

Bedroom 4

10' 4" x 8' 6" (3.14m x 2.59m)

En-suite

Bathroom



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GARDEN

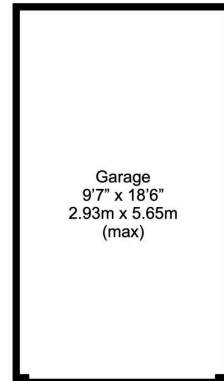
GARAGE

Single Garage



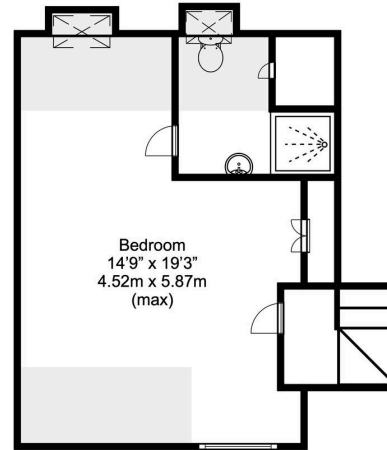


Approx. total floor area
(Excl. Garage)
(Incl. R.H.H.)
1,117 SQ.FT.
103.87 SQ.M.



Garage
9'7" x 18'6"
2.93m x 5.65m
(max)

Garage
178 SQ.FT.
16.55 SQ.M.

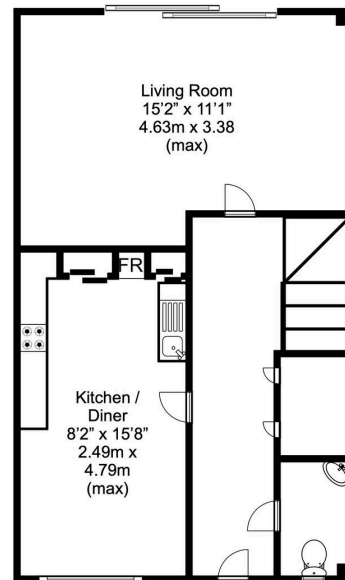


Bedroom
14'9" x 19'3"
4.52m x 5.87m
(max)

Second Floor
(Roof Room)
(Incl. R.H.H.)
Approx. floor area
292 SQ.FT.
27.11 SQ.M.



Restricted head height (R.H.H.)
Limited use area under 1.5m

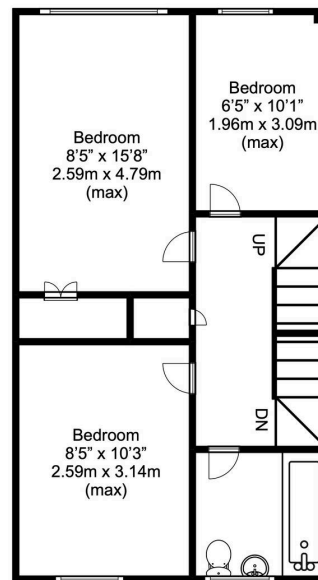


Living Room
15'2" x 11'1"
4.63m x 3.38
(max)

Kitchen /
Diner
8'2" x 15'8"
2.49m x
4.79m
(max)

Ground Floor
Approx. floor area
(Excl. Garage)
413 SQ.FT.
38.38 SQ.M.

Entrance



Bedroom
8'5" x 15'8"
2.59m x 4.79m
(max)

Bedroom
8'5" x 10'3"
2.59m x 3.14m
(max)

First Floor
Approx. floor area
413 SQ.FT.
38.38 SQ.M.

Disclaimer

This plan is for illustrative purposes only and no responsibility is taken for any error, omission or misstatement. The appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements have been added as a guide to prospective buyers only, are not precise, not to scale, may have been taken from the widest area and may include wardrobe / cupboard space. Garages and outbuildings may not be represented in their actual location in relation to the property. Compass point, measurements and total areas should be considered inaccurate and checked as no guarantee is given to their accuracy. Buyers are strongly advised to take their own measurements and compass bearing.



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