



**Guide Price**  
**£375,000**

**Freehold**

3x  1x  1x 

**Marlowe Road, Larkfield,  
Kent, ME20**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards



## Main features

- Well presented throughout
- Sociable kitchen/diner - ideal for today's lifestyle
- Lovely private & secluded garden to enjoy
- Commuting is a breeze by road & rail
- Great leisure facilities nearby with Leybourne Lakes Country Park & Larkfield Leisure Centre

## Accommodation

### GROUND FLOOR

- Entrance Porch
- Hallway
- Lounge: 13'10 x 11'5 (4.22m x 3.48m)
- Kitchen/Diner: 17'6 x 10'1 (5.34m x 3.08m)

### FIRST FLOOR

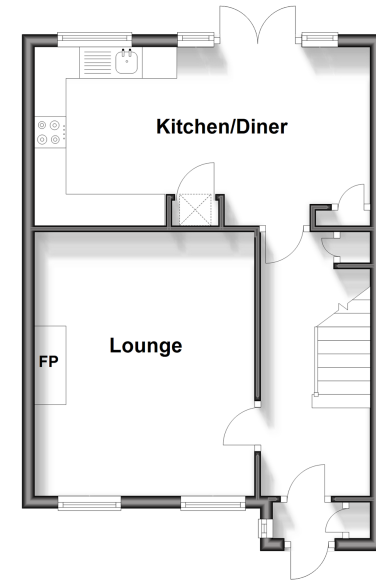
- Landing
- Bedroom 1: 15'4 x 8'10 (4.68m x 2.69m)
- Bedroom 2: 11'0 x 8'5 (3.36m x 2.57m)
- Bedroom 3: 8'0 x 6'4 (2.44m x 1.93m)
- Bathroom

### OUTSIDE

- Allocated Parking
- Front & Rear Gardens

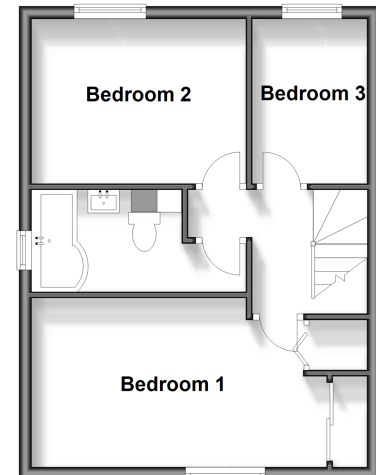
### Ground Floor

Approx. 39.2 sq. metres (421.8 sq. feet)



### First Floor

Approx. 38.1 sq. metres (410.6 sq. feet)



**Call Larkfield - 01732 847877 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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