



**Guide Price**  
**£400,000**

**Freehold**

3x  1x  1x 

**Larch Close, Larkfield,  
Kent, ME20**

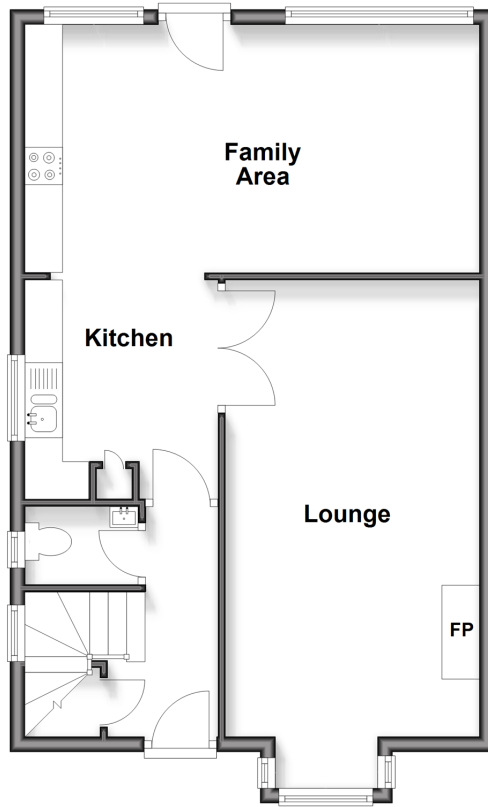
**OVER 60?**

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

*Wards*  
Helping you move forwards

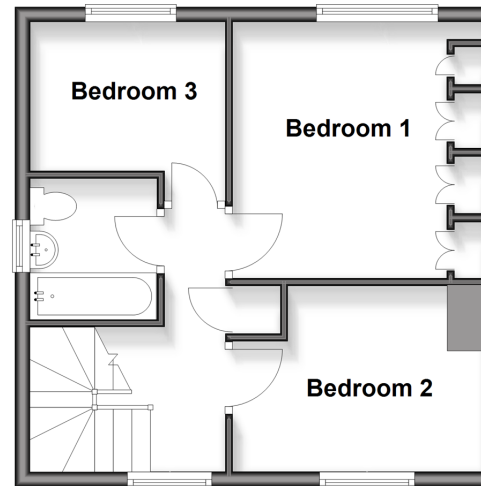
### Split Level Ground Floor

Approx. 58.3 sq. metres (627.2 sq. feet)



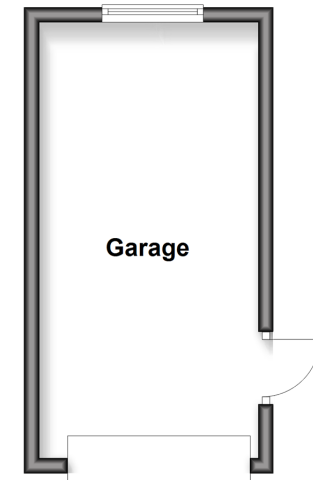
### First Floor

Approx. 36.2 sq. metres (389.9 sq. feet)



### Outbuilding

Approx. 16.9 sq. metres (182.2 sq. feet)



## Accommodation

### SPLIT LEVEL GROUND FLOOR

Entrance Hall

Cloakroom

Lounge : 22'10 into bay x 11'0 (6.96m x 3.36m)

Kitchen : 9'7 x 8'4 (2.92m x 2.54m) plus 10'10 x 10'6 (3.30m x 3.20m)

Family Area: 11'8 x 8'10 (3.56m x 2.69m)

### FIRST FLOOR

Landing

Bedroom 1: 11'4 x 10'10 (3.46m x 3.30m)

Bedroom 2: 10'10 x 8'1 (3.30m x 2.47m)

Bedroom 3: 8'9 x 6'9 (2.67m x 2.06m)

Bathroom

### OUTBUILDING

Garage

### OUTSIDE

Driveway

Front & Rear Gardens



## Main features

- Well presented throughout
- Handy ground floor cloakroom.
- Private & secluded rear garden - ideal for entertaining
- Good shops, schools & leisure facilities all within walking distance
- Excellent commuter links by road & rail close by



### Nearest Schools

Primary Schools: Brookfield Junior School 0.5 miles, Lunsford Primary 0.5 miles, St James the Great Primary and Nursery School 1.2 miles. Secondary Schools: The Malling School 1.2 miles, Aylesford School 1.7 miles, Holmesdale Technology College 2.9 miles



### Transport Information

Train Stations: Aylesford 1.5 miles, New Hythe 1.6 miles, East Malling 1.6 miles



### Address

Larch Close, Larkfield, Kent, ME20



### Directions

For directions to this property please contact us.



**Wards**  
Helping you move forwards

Call Larkfield Branch 01732 847877 ■ [wardsofkent.co.uk](http://wardsofkent.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 50% less, by purchasing a Lifetime Lease.



12935333/20251022/CK/JT