



**OVER 60?**

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

**Guide Price**  
**£400,000**

**Freehold**

4x  1x  1x 

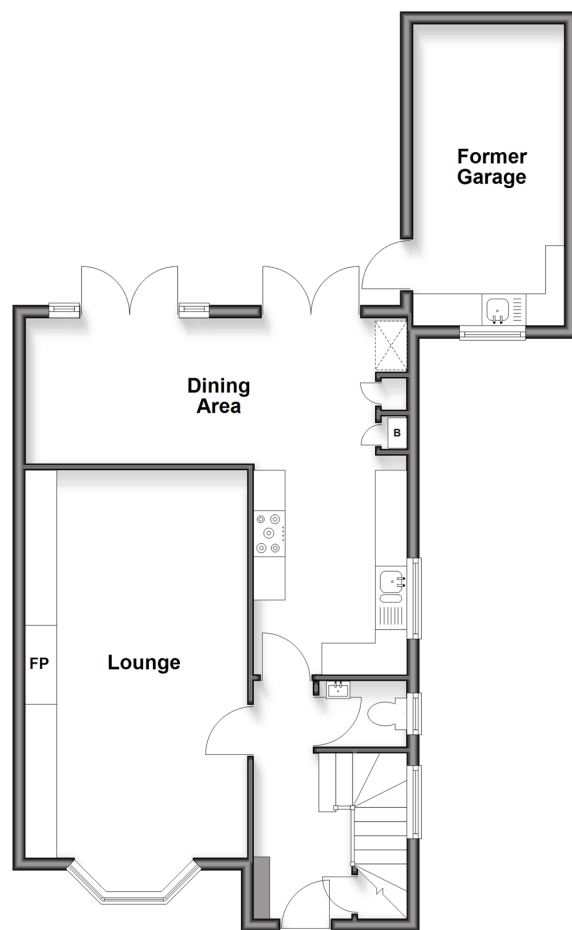
**Blackthorn Drive,  
Larkfield, Aylesford,  
Kent, ME20**

*Wards*  
Helping you move forwards



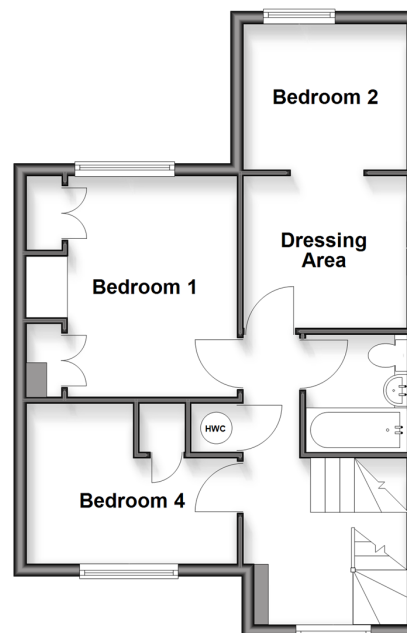
## Ground Floor

Approx. 65.6 sq. metres (706.3 sq. feet)



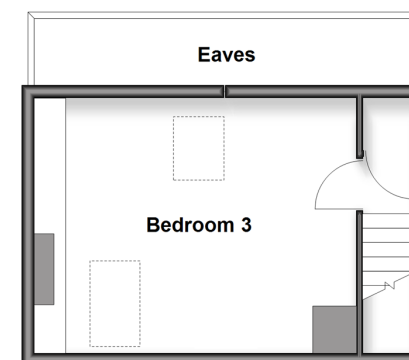
## First Floor

Approx. 45.7 sq. metres (491.5 sq. feet)



## Second Floor

Approx. 24.4 sq. metres (262.5 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall  
Cloakroom  
Lounge: 22'7 x 11'5 (6.89m x 3.48m)  
Kitchen: 10'2 x 7'10 (3.10m x 2.39m)  
Dining Area: 19'5 x 8'9 (5.92m x 2.67m)

### FIRST FLOOR

Landing  
Bedroom 1: 11'6 x 10'10 (3.51m x 3.30m)  
Bedroom 2: 8'6 x 8'0 (2.59m x 2.44m)  
Dressing Area: 8'9 x 7'10 (2.67m x 2.39m)  
Bedroom 4: 10'10 x 8'2 (3.30m x 2.49m)  
Bathroom

### SECOND FLOOR

Landing  
Bedroom 3: 16'3 x 11'7 (4.96m x 3.53m)

### OUTSIDE

Driveway  
Former Garage: 15'7 x 7'7 (4.75m x 2.31m)  
Front & Rear Gardens



## Main features

- Perfect for a growing family with great living space
- All bedrooms are doubles - no box room here to worry about
- Lovely kitchen/dining area - ideal for bringing the family together
- Private & secluded tiered rear garden
- Excellent transport links by road & rail close by



### Nearest Schools

Primary Schools: Brookfield Junior School 0.7 miles, Lunsford Primary 0.7 miles, Ditton C of E Junior School 0.8 miles. Secondary Schools: Aylesford School 1.2 miles, The Malling School 1.4 miles, Holmesdale Technology College 3.0 miles



### Transport Information

Train Stations: Aylesford 1.1 miles, New Hythe 1.8 miles, Snodland 1.8 miles



### Address

Blackthorn Drive, Larkfield, Aylesford, 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



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