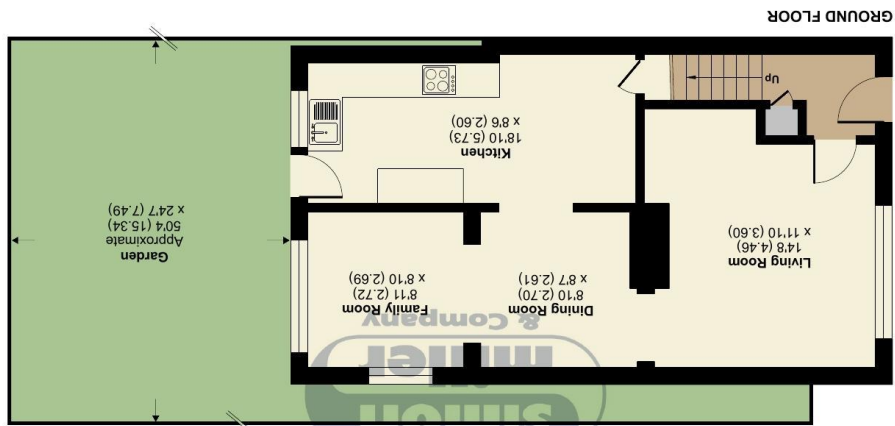
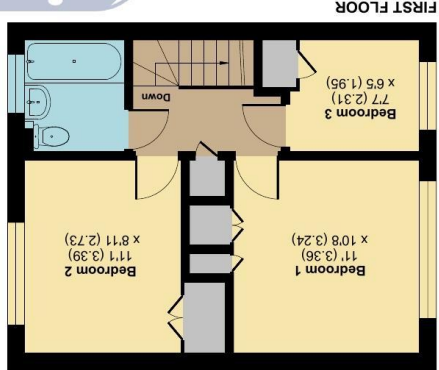


Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS Residential).
Produced for Simon Miller & Company. REF: 1535044. © rnhccom 2026.



Heron Road, Larkfield, Aylesford, ME20
Approximate Area = 982 sq ft / 91.2 sq m
For identification only - Not to scale

107 Heron Road, Larkfield, Kent, ME20 6JL

ASKING PRICE: £325,000
EPC RATING: D





Situated on the popular Birds Estate in Larkfield, this chain-free semi-detached home presents a fantastic opportunity for buyers looking to create a home tailored to their own tastes and requirements. Offering generous ground-floor accommodation, three bedrooms and a south-facing rear garden, the property has plenty of potential to add value and make the most of the space on offer. The ground floor has been extended to provide versatile living accommodation, comprising a welcoming entrance hall, a spacious living room measuring approximately 14'8 x 11'10, a separate dining room and an additional family room overlooking the rear garden. The kitchen measures approximately 18'10 in length, offering excellent scope for a future redesign to create a modern kitchen and dining space suited to contemporary family living.

Upstairs, there are three bedrooms, including two doubles and a single, all benefiting from built-in storage, alongside a family bathroom.

Outside, the south-facing rear garden measures approximately 50'4 x 24'7, providing a generous outdoor space with plenty of room for entertaining, relaxing and enjoying the sunshine throughout the day. The garden also offers further potential for landscaping to suit individual preferences. The property also benefits from a garage en bloc, which has had a new roof fitted.

The Birds Estate is a popular residential location, particularly appealing to families thanks to its convenient access to local schools, everyday amenities and transport links. With shops and other local facilities within walking distance, the area offers a practical setting for day-to-day living while remaining well placed for the wider Larkfield and Aylesford area.

Offered to the market chain free, this is an excellent opportunity for first-time buyers, growing families or buyers looking for a property they can improve and personalise over time.

Early viewing is highly recommended to appreciate the space, location and potential this home has to offer.

Freehold
EPC: D
Council Tax: D
Fibre to the Cabinet Broadband



- EXTENDED GROUND-FLOOR ACCOMMODATION
- CHAIN FREE
- SOUTH-FACING REAR GARDEN
- GARAGE EN BLOC WITH A NEW ROOF

- EXCELLENT OPPORTUNITY TO MODERNISE AND PUT YOUR OWN STAMP ON
- WALKING DISTANCE TO LOCAL SCHOOLS, SHOPS AND EVERYDAY AMENITIES

TAKE A LOOK AT: WWW.SIMONMILLER.CO.UK

AM4680091026L

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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