



Ingram Close, Larkfield, Aylesford, ME20 7GP
£425,000



FABULOUS 5 BEDROOM TOWNHOUSE Ingram Close, this impressive five-bedroom end-of-terrace townhouse offers a perfect blend of space and comfort, ideal for modern family living. Spanning an inviting 1,228 square feet, the property is thoughtfully arranged over three floors, providing flexible accommodation to suit various lifestyles.


There is an entrance hall upon entry which leads to a good size, well appointed kitchen and a separate spacious living and dining room. This generous area is spacious and leads out to the garden via French windows. There is a convenient ground-floor cloakroom to the ground floor.

The first floor features two double bedrooms, a smaller bedroom, and a family bathroom. Ascending to the second floor, you will find two additional bedrooms, including the principal bedroom which boasts en-suite facilities and measuring an impressive 17ft which feels exceptionally large.

Externally, the property is complemented by a rear garden that provides a tranquil outdoor space, along with direct access to the garage. Off-street parking further enhances the practicality of this home, making it an excellent choice for families seeking both space and convenience in a desirable residential setting.

With its generous layout, prime location, and excellent storage and parking this spacious home is a wonderful family home and we recommend viewing asap.

- Spacious 5 Bedroom House
- Leybourne Park Location
- Spanning 3 Floors
- 3 Bathrooms Across the Home
- Garden With Access To Garage
- Excellent Local Leisure Facilities And Leybourne Lakes Country Park
- Spacious Property Throughout
- Driveway And Garage
- EPC Rating C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	79	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	





LOCAL AREA INFORMATION FOR LARKFIELD

Larkfield is a sought after area thanks to its convenient access to so many things.

For recreation you have the local leisure centre at Larkfield, many parks, green spaces and countryside close by. Leybourne Lakes and Manor Park are particularly noteworthy.

There are a good range of shops, supermarkets and eateries in Larkfield (including Martin's Square). West Malling is the closest town (less than 2 miles away) and is one of the most attractive small towns in mid-Kent with a wide main street lined on each side by a fine collection shops and eateries. Maidstone is approximately 5 miles away.



For the commuter Junction 4 of the M20 gives access to the motorway network. There are mainline train stations at nearby West Malling, Aylesford and East Malling.

For education there is a comprehensive range of primary, grammar and private educational opportunities. For more schools information please visit www.kent-pages.co.uk/education or ask for a Page & Wells Key Facts for Buyers Guides.

ADDITIONAL INFORMATION

Freehold
Council Tax Band E
EPC Rating C
UPVC Double Glazing
Gas Central Heating



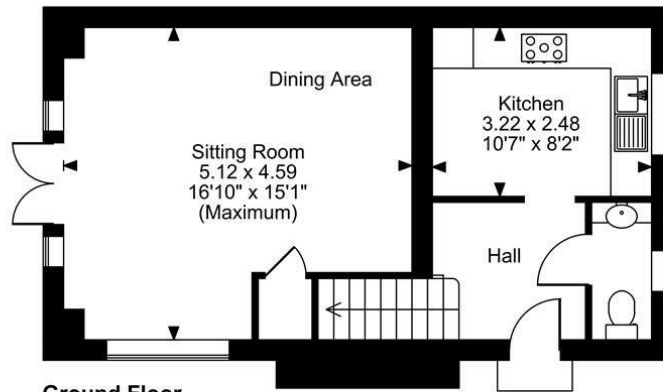
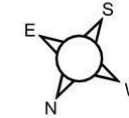
Ingram Close, Larkfield, Aylesford, Kent

Approximate Gross Internal Area

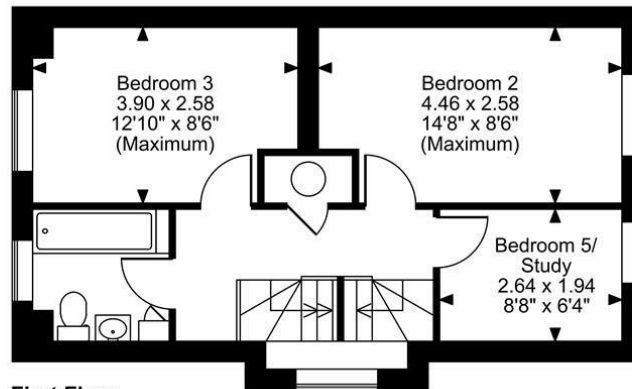
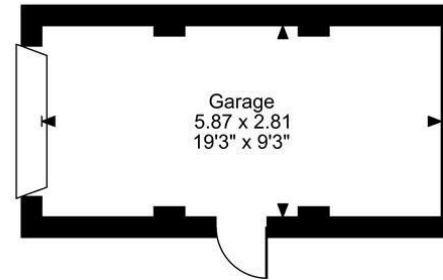
Main House = 1228 Sq Ft/114 Sq M

Garage = 178 Sq Ft/16 Sq M

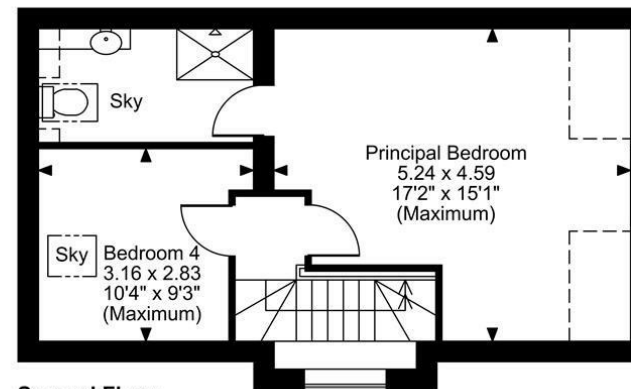
Total = 1406 Sq Ft/130 Sq M



Ground Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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