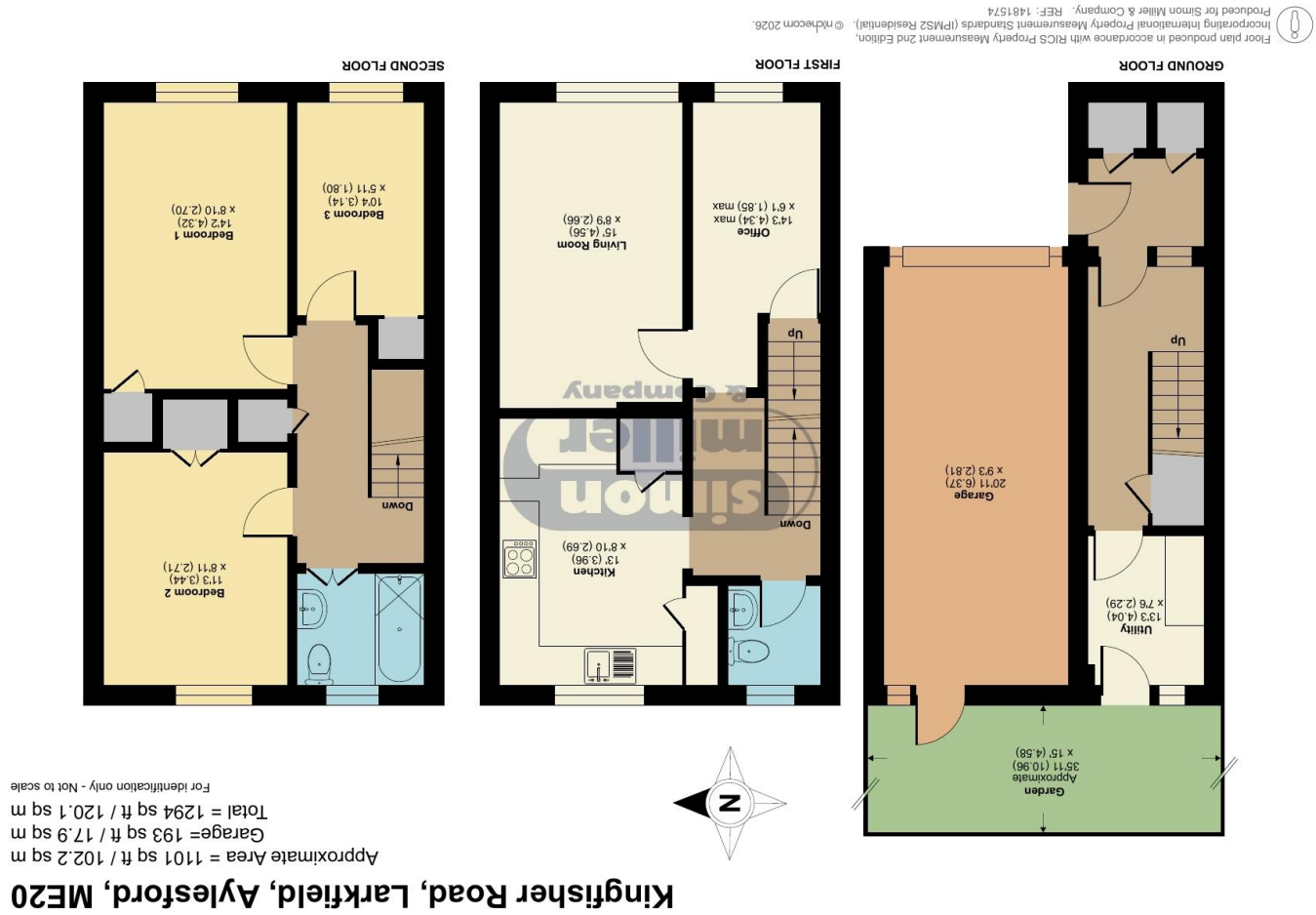




155 Kingfisher Road, Larkfield, Kent, ME20 6QQ

GUIDE PRICE: £275,000-£300,000

EPC RATING: D





Situated in the sought-after area of Larkfield, this well-presented three-bedroom townhouse offers spacious and versatile accommodation arranged over three floors, making it an ideal home for families, professionals, or those seeking flexible living space.

The ground floor comprises an entrance hall, a useful utility room, and an integral garage with access to the rear garden. Subject to the correct planning, it is possible to convert the garage into further useable internal space. To the rear, the property benefits from a generous enclosed garden, providing an excellent space for outdoor entertaining, family activities, or simply relaxing.

On the first floor, the accommodation features a bright and spacious living room, a kitchen with ample worktop and storage space, and a separate office/study, ideal for those working from home.

The second floor offers three bedrooms, including two well-proportioned double bedrooms and a further single bedroom, together with a family bathroom.

Conveniently located, the property is within easy reach of a range of local shops, supermarkets, schools, and everyday amenities. Excellent bus routes serve the surrounding areas, while nearby motorway links, including the M20, provide superb access to Maidstone, the Kent coast, London, and beyond, making this an excellent choice for commuters.

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



- SPACIOUS ACCOMMODATION OVER THREE FLOORS
- LIVING ROOM AND SEPARATE STUDY/HOME OFFICE
- UTILITY ROOM
- INTEGRAL GARAGE & POTENTIAL TO CONVERT STPP
- PRIVATE REAR GARDEN
- APPROX. 1300 SQ FT LIVING ACCOMMODATION

TAKE A LOOK AT: WWW.SIMONMILLER.CO.UK DO4648170626L

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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