

The Lakes, Larkfield, Aylesford, ME20 6SJ
Offers Over £450,000

Page & Wells

WONDERFUL 4/5 BEDROOM HOME in Leybourne Lakes development in Larkfield, Aylesford, this splendid end-terrace townhouse offers a delightful blend of modern living and picturesque surroundings. Spanning an impressive 1,286 square feet, this property boasts four/five generously sized bedrooms, providing ample space for families or those seeking extra room for guests or a home office.

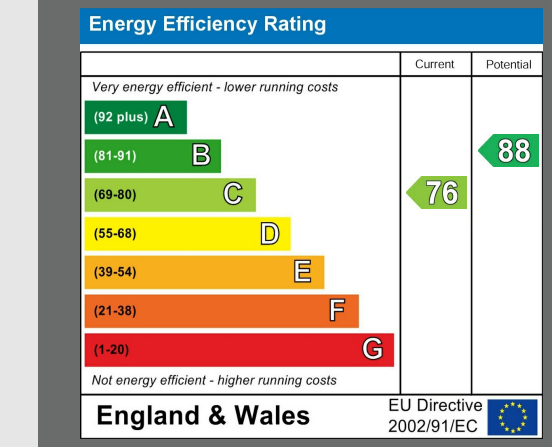
The home features two inviting reception rooms, perfect for entertaining or relaxing with loved ones. The layout is thoughtfully designed to maximise natural light, creating a warm and welcoming atmosphere throughout. With three well-appointed bathrooms including a shower room, convenience and comfort are at the forefront of this property's appeal.

The garden is easy to maintain with patio spanning the whole area and the garage is accessible from the garden directly. With a parking space to the front and a garage there is plenty of parking and an abundance of road parking too for convenience.

Built in 2004, this contemporary townhouse is not only stylish but also benefits from modern amenities, ensuring a comfortable lifestyle. One of the standout features of this property is its stunning lake views, offering a serene backdrop that enhances the overall living experience.

The combination of spacious living areas, a prime position within the Leybourne Lakes development, and the allure of scenic views makes this property a must-see for potential buyers. Don't miss the chance to make this charming townhouse your new home.

- **4.5 Bedroom End Of Terrace Home**
- **Prestigious Leybourne Lakes Location**
- **Beautiful Lake Views**
- **Spacious 14ft Kitchen and 14ft Diner**
- **Good Size Patio Garden**
- **Driveway And Garage**
- **Walk In Closet To Master Bedroom**
- **2 Ensuite And Shower Room**
- **EPC Rating C**











LOCAL AREA INFORMATION FOR LEYBOURNE

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

For recreation you have a local leisure centre, Leybourne Lakes or Manor Country Parks close by, A good range of shops and eateries at Larkfield and West Malling. West Malling is the closest town, 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.

For the commuter Junction 4 of the M20 gives access to the motorway network. There is a mainline train station at nearby West Malling (with fast services to London Victoria and London Charing Cross). Maidstone, Tonbridge and Sevenoaks all provide an excellent and comprehensive range of educational, recreational and shopping facilities together with further mainline stations.

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
Service Charges Approx' £800 / annum
Council Tax Band F
EPC Rating C
UPVC Double Glazing



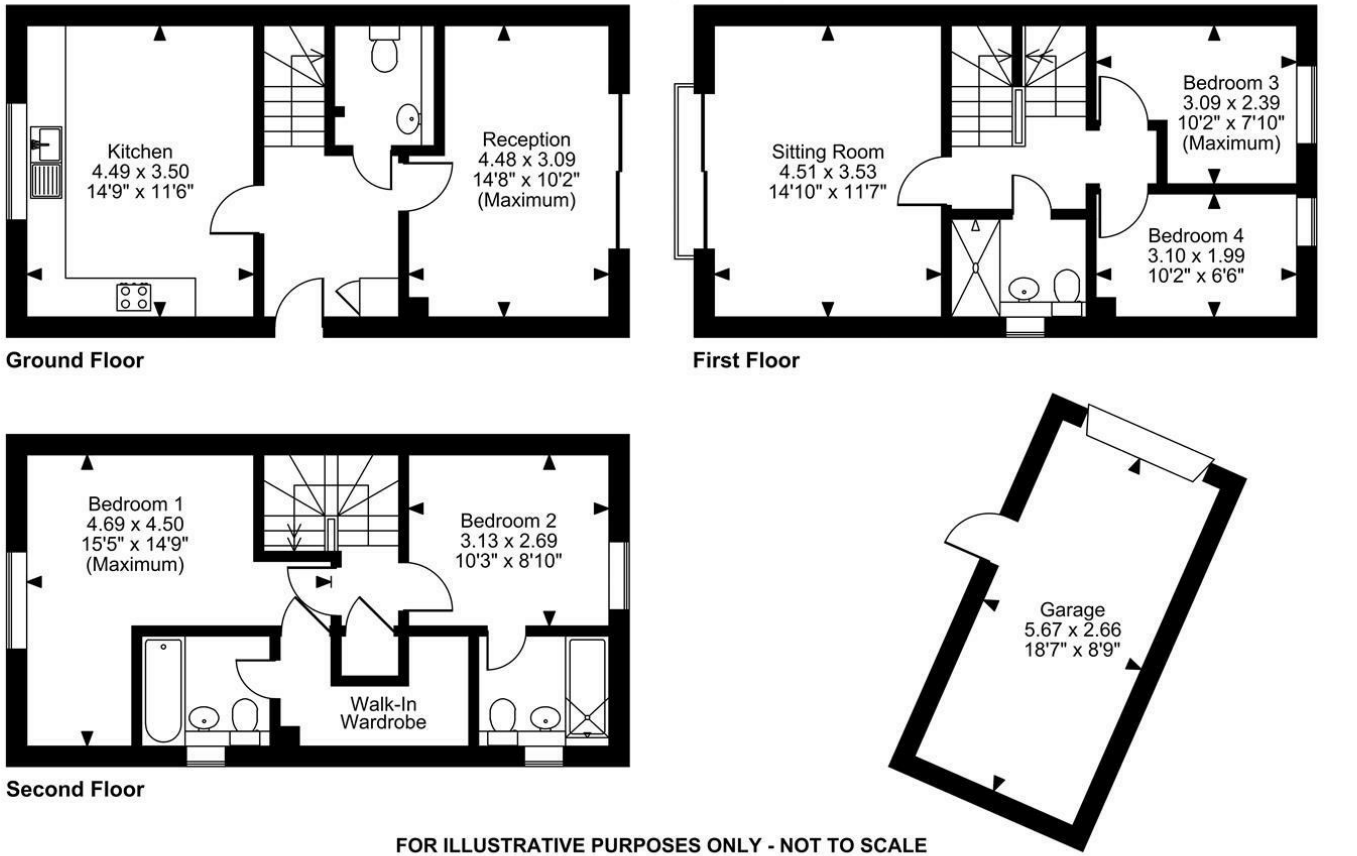




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The Lakes, Larkfield, Aylesford
Approximate Gross Internal Area
Main House = 1286 Sq Ft/119 Sq M
Garage = 162 Sq Ft/15 Sq M
Total = 1448 Sq Ft/134 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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