



Guide Price
£375,000

Freehold

3x  1x  1x 

**Kingfisher Road,
Larkfield, Kent, ME20**

OVER 60?

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

Wards
Helping you move forwards



Main features

- Beautifully presented throughout
- The modern fitted kitchen makes cooking a pleasure
- Private & secluded rear garden - ideal for children to play safely
- Good schools, shops & leisure facilities within walking distance
- Excellent commuter links by road & rail close by

Accommodation

GROUND FLOOR

Entrance Hall
 Kitchen/Dining Area: 17'4 x 13'2 (5.29m x 4.02m)
 Lounge : 17'4 x 10'11 (5.29m x 3.33m)
 Part Glazed Sitting Area : 10'10 x 9'11 (3.30m x 3.02m)

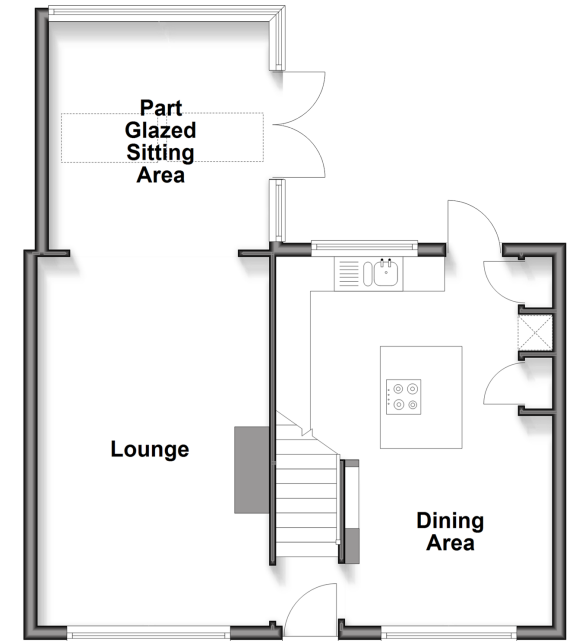
FIRST FLOOR

Landing
 Bedroom 1: 11'3 into fitted wardrobes x 10'0 up to door well (3.43m x 3.05m)
 Bedroom 2 (used as an office): 11'4 up to recess x 11'0 into fitted wardrobes (3.46m x 3.36m)
 Bedroom 3: 7'11 up to recess x 7'10 (2.41m x 2.39m)
 Bathroom

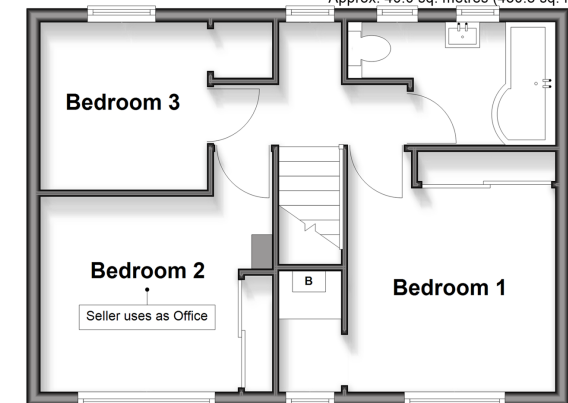
OUTSIDE

Driveway & Garage
 Front & Rear Gardens

Ground Floor
 Approx. 50.9 sq. metres (548.2 sq. feet)



First Floor
 Approx. 40.0 sq. metres (430.8 sq. feet)



Call Larkfield - 01732 847877 ■ wardsof Kent.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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