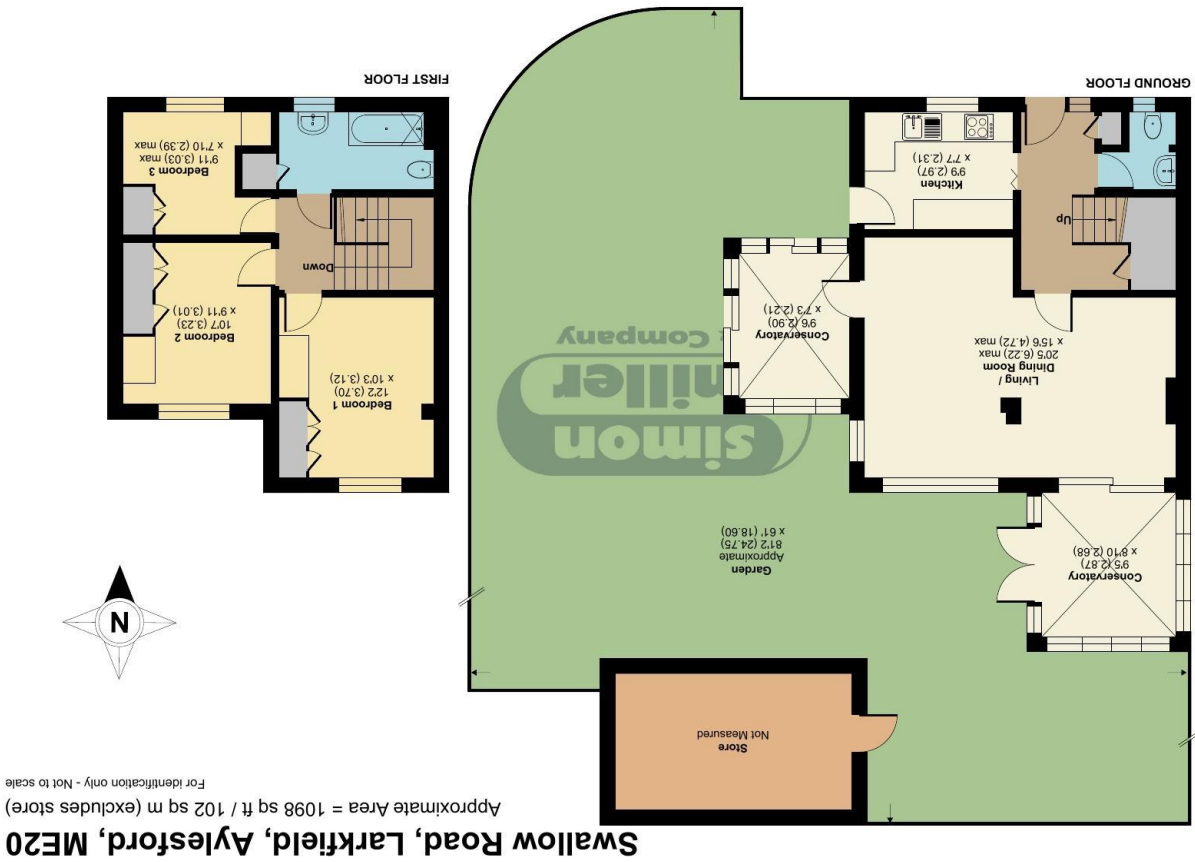


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecm 2026. Produced for Simon Miller & Company. REF: 1516336



68 Swallow Road, Larkfield, Kent, ME20 6PZ

ASKING PRICE: £400,000

EPC RATING: D





As you turn onto the private driveway, the property immediately makes a great first impression, with ample off-road parking for multiple vehicles and an attractive approach to the house. Upon entering, the entrance hallway provides access to the main living accommodation and a useful downstairs cloakroom/WC. The hallway leads through to the open-plan lounge/dining room, measuring approximately 20'5" x 15'6" at maximum, creating a fantastic flexible space for both everyday family life and entertaining. From here, the accommodation continues into the kitchen, measuring approximately 9'9" x 7'7", while the ground floor also benefits from two separate conservatories, measuring approximately 9'5" x 8'10" and 9'6" x 7'3". These additional spaces provide excellent versatility and could work particularly well as further reception, dining, playroom or garden rooms. Upstairs are three good-sized bedrooms and the family bathroom. The principal bedroom is particularly impressive, benefiting from a small extension and measuring approximately 12'2" x 10'3", while bedrooms two and three provide further comfortable accommodation for a growing family, guests or home working. The real standout feature, however, is the exceptional plot on which the property sits. The rear garden is approximately 81'2" x 61'1" (24.75m x 18.60m), providing an unusually large amount of outside space for a property of this type. There is plenty of room for children to play, entertaining, gardening and creating different areas to enjoy throughout the seasons. Importantly, the size and layout of the plot also offer considerable potential for future extension or further development, subject to obtaining the relevant planning permission. Swallow Road forms part of the popular Birds Development in Larkfield, a well-established and sought-after residential area particularly popular with families. The property is conveniently positioned close to a number of local amenities, with Lunsford Primary School and Brookfield Infant and Junior Schools nearby. For leisure, Larkfield Leisure Centre is close at hand and offers a wide range of facilities including swimming pools, fitness facilities, a sports hall and soft play. Larkfield itself provides a useful range of everyday amenities, including supermarkets, shops and services, while nearby West Malling offers a broader selection of independent shops, restaurants, cafés and bars. The M20 Junction 4 is also readily accessible, providing links towards Maidstone, the M26/M25 and the wider motorway network. A genuinely unique opportunity to acquire a three-bedroom semi-detached family home with a fantastic amount of accommodation, a substantial private driveway and, most importantly, an exceptional plot with huge potential. With its combination of location, flexibility and scope to improve and extend, this really is a property that needs to be viewed to be fully appreciated.

Freehold
EPC: D
Council Tax: C
Full Fibre Broadband



- **UNIQUE THREE-BEDROOM SEMI-DETACHED FAMILY HOME**
- **EXCEPTIONAL PLOT MEASURING APPROXIMATELY 81' X 61'**
- **HUGE POTENTIAL FOR EXTENSION AND FURTHER DEVELOPMENT, STPP**

- **FANTASTIC OPEN-PLAN LOUNGE/DINING ROOM**
- **PRIVATE DRIVEWAY WITH AMPLE OFF-ROAD PARKING FOR MULTIPLE VEHICLES**

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

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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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