

Eagle Close, Larkfield, Aylesford, Kent, ME20 6QE
Offers Over £400,000

Page & Wells

CHAIN FREE AND HIGHLY DESIRABLE 3 BEDROOM SEMI DETACHED HOUSE - Located in the Birds Estate of Larkfield, Eagle Close presents a splendid opportunity to acquire a spacious semi-detached house that perfectly balances comfort and modern living. This extended three-bedroom home spans an impressive 1,130 square feet, providing ample space for families or those seeking room to grow.

Upon entering, you find yourself in a hallway with a convenient cloakroom. There is a bright and airy sitting room, seamlessly flowing into a separate dining area, both of which are designed to create a warm and inviting atmosphere. The well-equipped, contemporary kitchen leads to a generous 15ft conservatory, which not only enhances the living space but also offers convenient access to the integral garage.

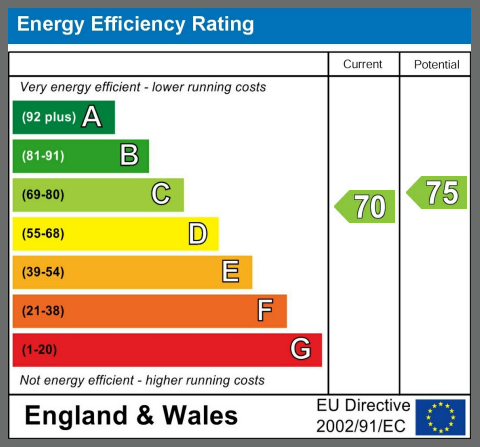
The first floor features three generously sized bedrooms, each designed to provide a peaceful retreat, alongside a well-maintained bathroom that caters to all your daily needs. Additional air conditioning units ensure comfort throughout the warmer months.

Outside, the property boasts a large front driveway with parking for multiple vehicles. The lovely walled rear garden is a true highlight, featuring a patio and lawn area perfect for outdoor entertaining or simply enjoying the fresh air. The garden is also equipped with a harvest water system and a shed for added convenience.

ADDITIONAL IMPROVEMENTS - Solar Water Heating /Dual Fuel Stove with Back Boiler /Air Conditioning Units. (documentation available)

- **OFFERED CHAIN FREE**
- **Fabulous 3 Bedroom House**
- **Air Conditioning Units**
- **Sought After Birds Estate**
- **Extended Home**
- **Large Conservatory**
- **Lovely Private Garden**
- **Genrerous Size Driveway**
- **Integral Garage**
- **EPC Rating Awaited**











ADDITIONAL INFORMATION

OFFERED CHAIN FREE
Dual Fuel Stove With Back Boiler
Solar Water Heating
Council Tax Band D
EPC Rating Awaited
Rain Water Harvesting Tank

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.







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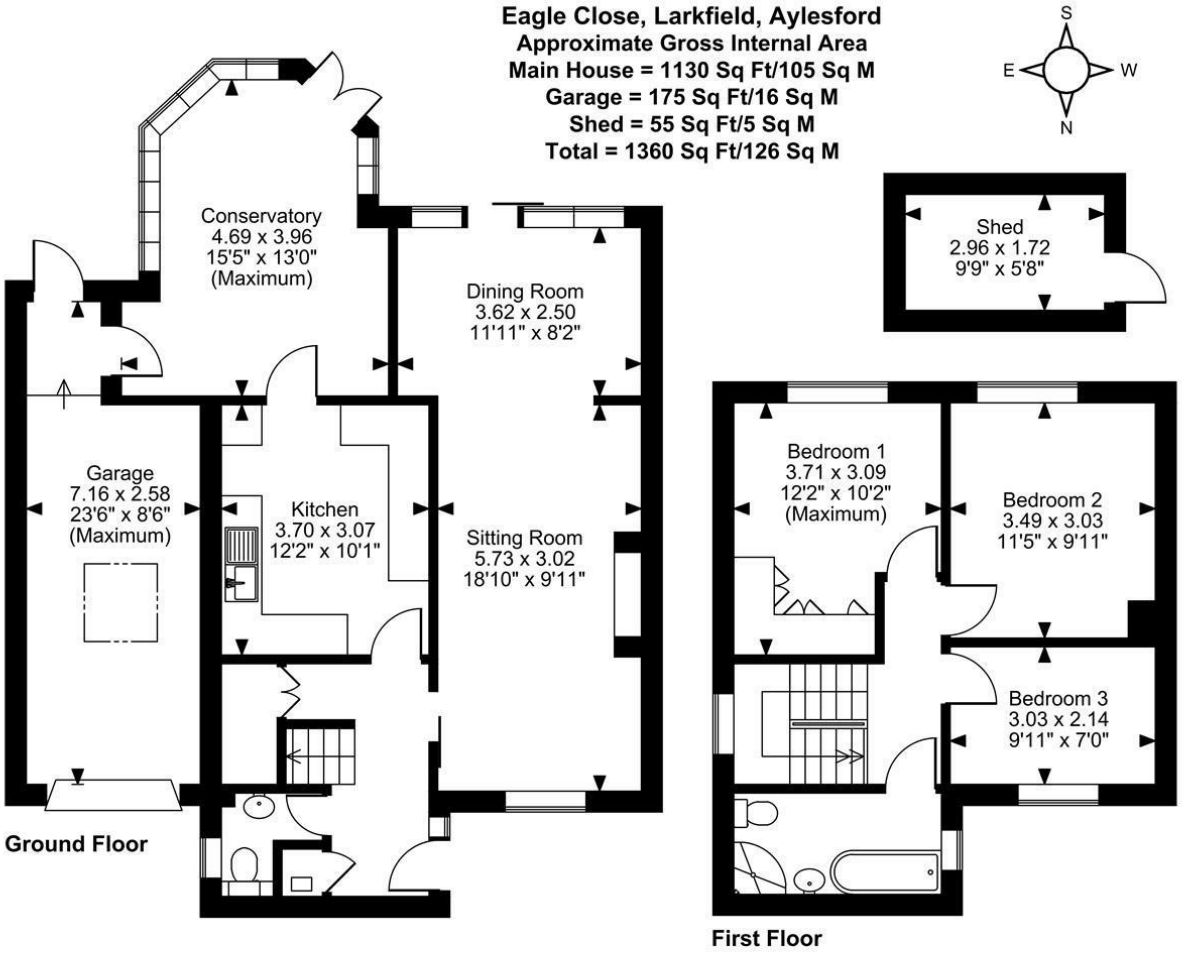
Eagle Close, Larkfield, Aylesford
Approximate Gross Internal Area
Main House = 1130 Sq Ft/105 Sq M
Garage = 175 Sq Ft/16 Sq M
Shed = 55 Sq Ft/5 Sq M
Total = 1360 Sq Ft/126 Sq M



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