



**Guide Price**  
**£425,000**

**Freehold**

5x  2x  1x 

**Eaton Place, Larkfield,  
Aylesford, Kent, ME20**

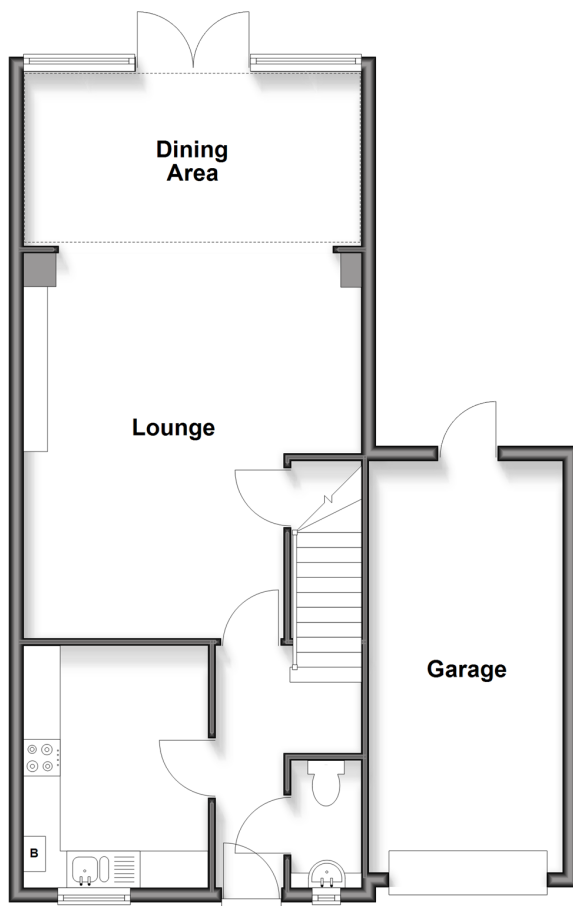
**OVER 60?**

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

*Wards*  
Helping you move forwards

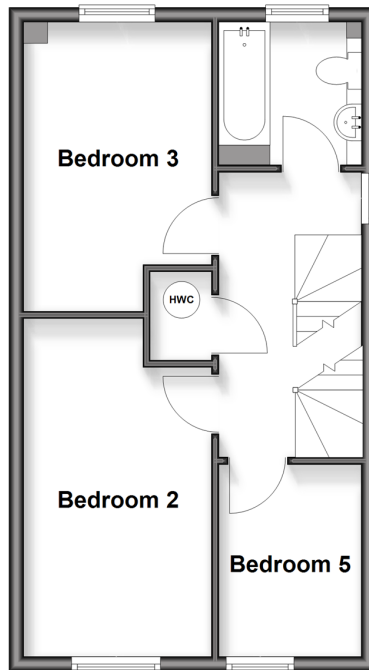
## Ground Floor

Approx. 66.8 sq. metres (718.9 sq. feet)



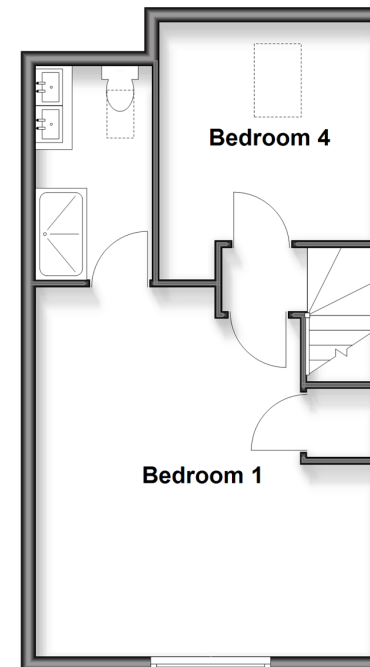
## First Floor

Approx. 39.9 sq. metres (429.7 sq. feet)



## Second Floor

Approx. 38.9 sq. metres (418.9 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall  
Cloakroom  
Kitchen: 10'7 x 8'1 (3.23m x 2.47m)  
Lounge: 15'11 x 15'0 (4.85m x 4.58m)  
Dining Area: 15'0 x 9'0 (4.58m x 2.75m)

### FIRST FLOOR

Landing  
Bedroom 2: 15'0 x 8'3 (4.58m x 2.52m)  
Bedroom 3: 10'7 x 8'6 (3.23m x 2.59m)  
Bedroom 5: 8'7 x 6'5 (2.62m x 1.96m)  
Bathroom

### SECOND FLOOR

Landing  
Bedroom 1: 16'2 x 15'0 (4.93m x 4.58m)  
En-Suite Shower Room  
Bedroom 4: 9'5 x 9'3 (2.87m x 2.82m)

### OUTSIDE

Driveway & Garage  
Front & Rear Gardens



## Main features

- Beautifully presented throughout
- Sociable lounge/dining area - ideal for entertaining
- Good size bedrooms with potential for use as a home office.
- Handy ground floor cloakroom
- Landscaped rear garden with decking & pergola to enjoy

## Nearest Schools

Primary Schools: Brookfield Junior School 1.0 miles, Lunsford Primary 1.0 miles, St Katherine's School 1.2 miles. Secondary Schools: The Malling School 1.8 miles, Holmesdale Technology College 2.1 miles, Aylesford School 2.3 miles

## Transport Information

Train Stations: New Hythe 0.7 miles, Barming 2.1 miles, Aylesford 2.2 miles

## Address

Eaton Place, Larkfield, Aylesford, Kent, ME20

## Directions

For directions to this property please contact us.



**Wards**  
Helping you move forwards

Call Larkfield Branch 01732 847877 ■ [wardsofkent.co.uk](http://wardsofkent.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 59% less, by purchasing a Lifetime Lease

EPC RATING

CURRENT:	POTENTIAL:
C(74)	B(83)

12935772/20260316/CK/HS1