



**Priestley Drive, Larkfield, ME20 6TX**  
**Offers Over £550,000**



Impressive Four-Bedroom Detached Family Home

We are delighted to offer for sale this spacious and well-maintained four-bedroom detached property, ideally located in the ever-popular Poets Estate. Perfectly suited to family living, this impressive home provides generous accommodation, a beautifully landscaped garden, and excellent access to local schools, amenities, and transport links.

The ground floor comprises a bright and airy kitchen/diner revamped in 2022, perfect for both everyday meals and entertaining, a comfortable lounge, and a convenient cloakroom. There are some stand out features including a log burner in the lounge, and 2 integral ovens and hob in the kitchen which were installed in 2022. There is a separate study, created from the conversion of part of the original double garage, offering an ideal space for home working or additional living use. A single attached garage remains, along with driveway parking for multiple vehicles.

Upstairs, the first floor offers four well-proportioned bedrooms. The master bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom.

Outside, the rear garden is of an excellent size, combining a generous lawn area with a spacious patio - ideal for outdoor dining and entertaining. A raised section of the garden features a beautiful pergola which shelters a hot tub which will be included in the purchase.

Additional benefits include the boiler which was installed in August 2024.

The property has been lovingly maintained by the current owners and is ready to welcome its next family. A viewing is strongly recommended to fully appreciate everything this superb home has to offer.

- Desirable Poets Estate Location
- Detached Family Home
- Four Spacious Bedrooms
- Ensuite And Family Bathroom
- Beautifully Landscaped Rear Garden
- Driveway For Multiple Cars
- Hot Tub And Stunning Pergola
- Local Amenities And Desirable Schools
- Garage
- EPC Awaited.

| Energy Efficiency Rating                    |                            |                                                                                     |
|---------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                           |
| Very energy efficient - lower running costs |                            |                                                                                     |
| (92 plus) A                                 |                            |                                                                                     |
| (81-91) B                                   |                            |                                                                                     |
| (69-80) C                                   |                            |                                                                                     |
| (55-68) D                                   | 65                         | 74                                                                                  |
| (39-54) E                                   |                            |                                                                                     |
| (21-38) F                                   |                            |                                                                                     |
| (1-20) G                                    |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| England & Wales                             | EU Directive<br>2002/91/EC |  |





## 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.

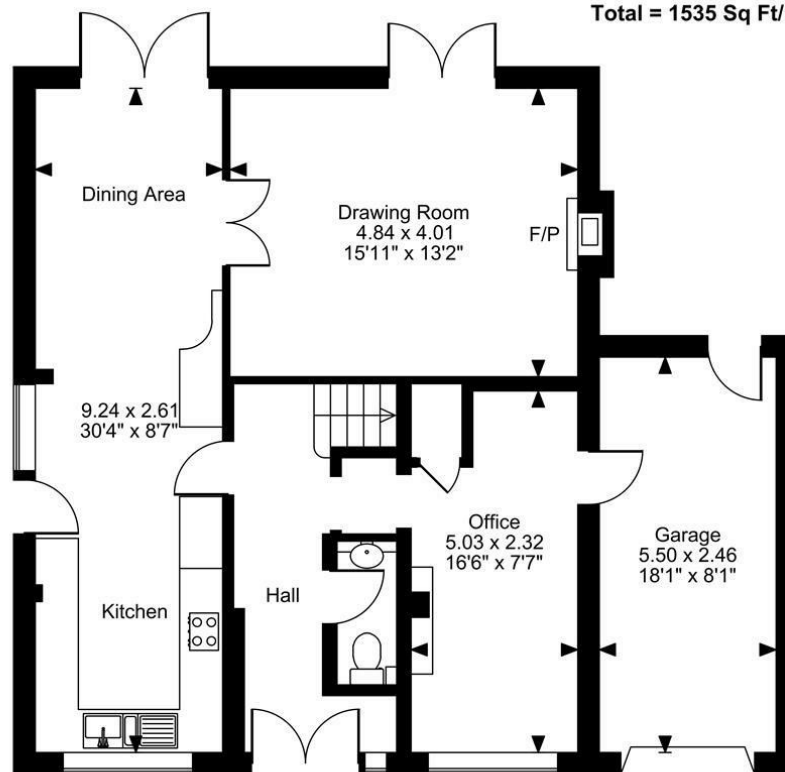
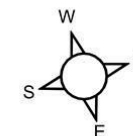
For education there is a comprehensive range of primary, grammar and private educational opportunities. For more schools information please visit [www.kent-pages.co.uk/education](http://www.kent-pages.co.uk/education) or ask for a Page & Wells Key Facts for Buyers Guides.

## ADDITIONAL INFORMATION

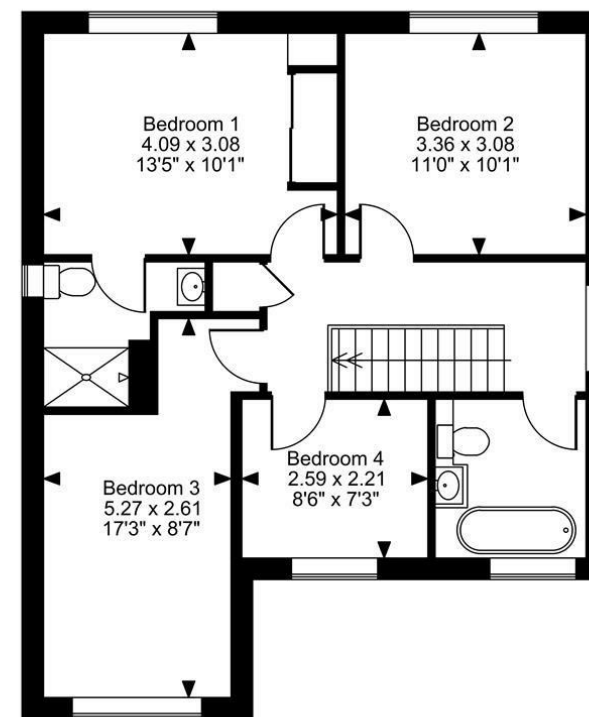
Freehold  
Council Tax Band F  
EPC Rating [Awaited]  
UPVC Double Glazing  
Gas Central Heating  
Boiler Installed 2024  
New Log Burner  
Hot Tub Included In Sale  
New Kitchen and Kitchen Revamp - 2022



**Priestley Drive, Larkfield, Aylesford, Kent**  
**Approximate Gross Internal Area**  
**Main House = 1389 Sq Ft/129 Sq M**  
**Garage = 146 Sq Ft/14 Sq M**  
**Total = 1535 Sq Ft/143 Sq M**



**Ground Floor**



**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

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