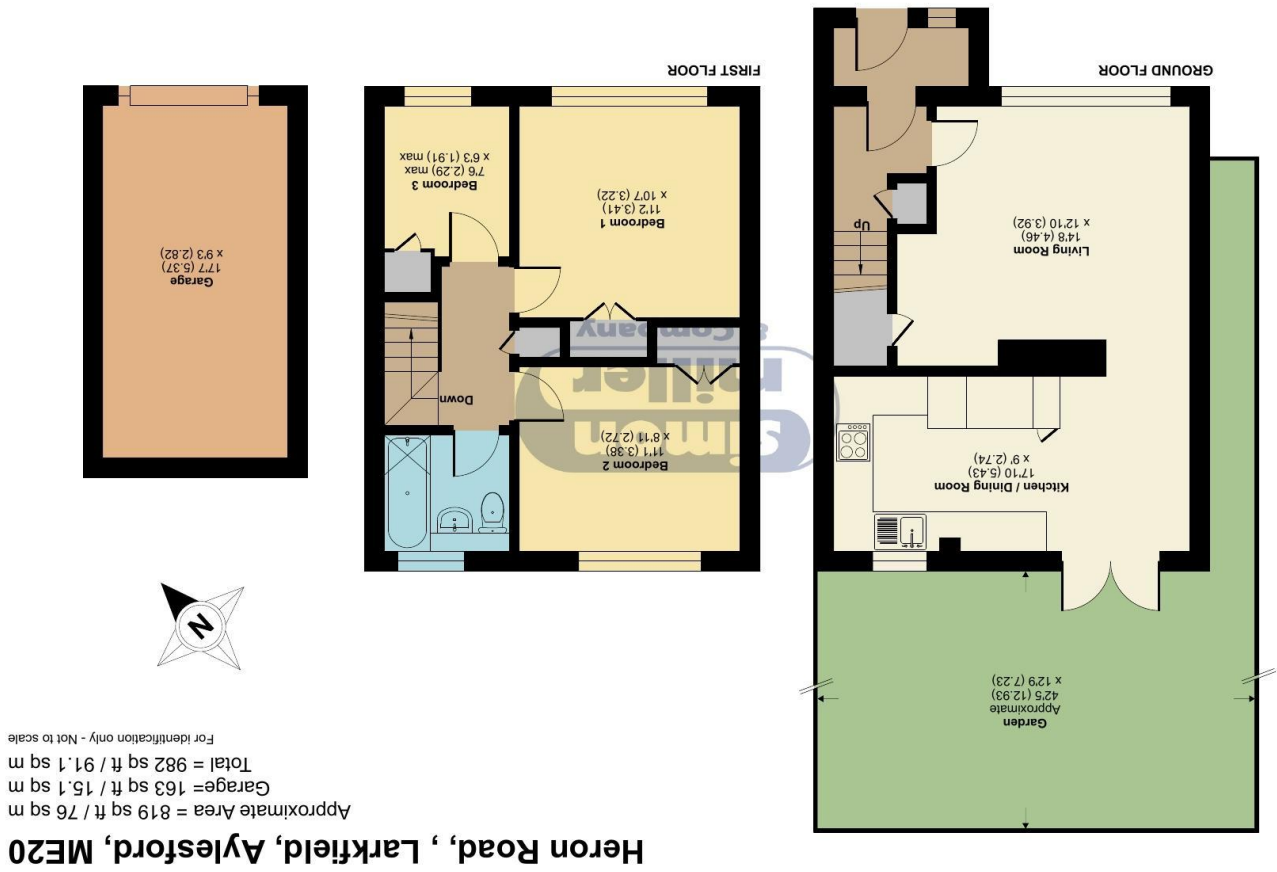


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © mchecom 2026. Produced for Simon Miller & Company. REF: 1502510



117 Heron Road, Larkfield, Kent, ME20 6JL

GUIDE PRICE: £350,000-£375,000

EPC RATING: D





An improved three bedroom semi detached property situated in a popular residential road in Larkfield. The new owners have completely refurbished their home to include a new kitchen with granite work surfaces, a replaced bathroom, a new boiler, replaced electrics, and a newly built porch, to name but a few. To the front, a double car driveway has been added and the rear garden has been completely landscaped. So, lots to look at. This home should DEFINITELY BE AT THE TOP OF YOUR VIEWING LIST. Please contact the office to arrange a day and time.

**Freehold
EPC: D
Council Tax: C
Fibre to the Cabinet Broadband**



- A REFURBISHED THREE BEDROOM FAMILY HOME**
- TWO RECEPTION ROOMS**
- A NEW KITCHEN AND BATHROOM**

- A NEWLY LANDSCAPED REAR GARDEN**
- PARKING TO FRONT AND A GARAGE TO REAR**
- MUST VIEW INTERNALLY**

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

TH4662040826

MR0856/180615/050815/051015LE
 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.
 777-779 LONDON ROAD, LARKFIELD, AYLESFORD, KENT, ME20 6DE | 01732 875 706 | LARKFIELDSALES@SIMONMILLER.CO.UK