Brookfield Avenue, Larkfield, Aylesford, ME20 6RT

Offers Over £475,000

Page & Wells

STUNNING 4 BEDROOM SEMI - DETACHED HOUSE on sought after cul-de-sac Brookfield Avenue in the charming area of Larkfield. BENEFITTING FORM NO FORWARD CHAIN this rarely available home offers an impressive nearly 1700 square feet of living space, perfect for families seeking both comfort and style. With four spacious bedrooms and two bathrooms, this property is designed to accommodate modern family life with ease.

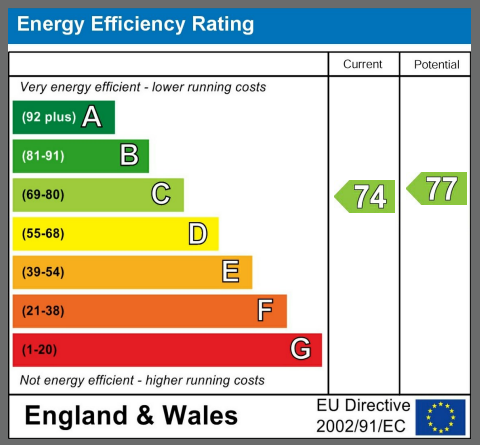
As you approach the house, you will be greeted by its attractive kerb appeal, complemented by a driveway that provides parking for 2 vehicles, along with a delightful front garden. Entering through a generous porch area, you will find a convenient cloakroom leading to a vast reception space that measures over 27 feet. This expansive area flows seamlessly into the dining room, creating an ideal setting for entertaining guests or enjoying family meals.

The modern kitchen is well-equipped with integrated appliances throughout. There is an additional reception room with a social bar area included adding a unique touch to the home. The first floor boasts four bedrooms, each offering ample space accentuated by all having built in wardrobe space The master bedroom measures an impressive 18 feet and features a luxurious ensuite bathroom complete with both a separate shower and bath. A further family bathroom serves the remaining bedrooms, ensuring convenience for all.

The outdoor space is equally impressive, with a generous garden that includes various patio areas and mature borders, perfect for relaxation or outdoor gatherings. This substantial family home has undergone significant updates and modernisation over the years, including new radiators, a modern boiler, a composite front door, and new carpets throughout.

We would be delighted to provide further details and arrange a viewing for you.

- **NO FORWARD CHAIN**
- **Stunning 4 Bedroom House**
- **Semi Detached Spacious Plot**
- **Quiet Cul De Sac Surroundings**
- **Excpetionally Large Nearly 1700 Square Feet**
- **En Suite And Family Bathroom**
- **Three Large Recption Rooms**
- **Modernisation And Adaptions Throughout**
- **Fabulous Location For Local Amenities**
- **EPC Awaited**



LOCAL AREA INFORMATION FOR LARKFIELD

Larkfield is a charming area in Kent, known for its peaceful atmosphere and high quality of life. It offers a mix of suburban comfort with easy access to urban amenities and countryside charm.

The area is well-connected to other towns and cities in Kent, with the M20 motorway providing convenient access. Larkfield has a range of amenities, including a shopping centre, supermarkets, leisure centre, restaurants, and pubs. The town also boasts several parks and green spaces, such as Leybourne Lakes Country Park, which is a popular spot for fishing, walking, and cycling.

Larkfield's strong sense of community is evident through local events and festivals throughout the year. Overall, Larkfield is a delightful place to live, offering a blend of suburban living and easy access to both urban and rural attractions

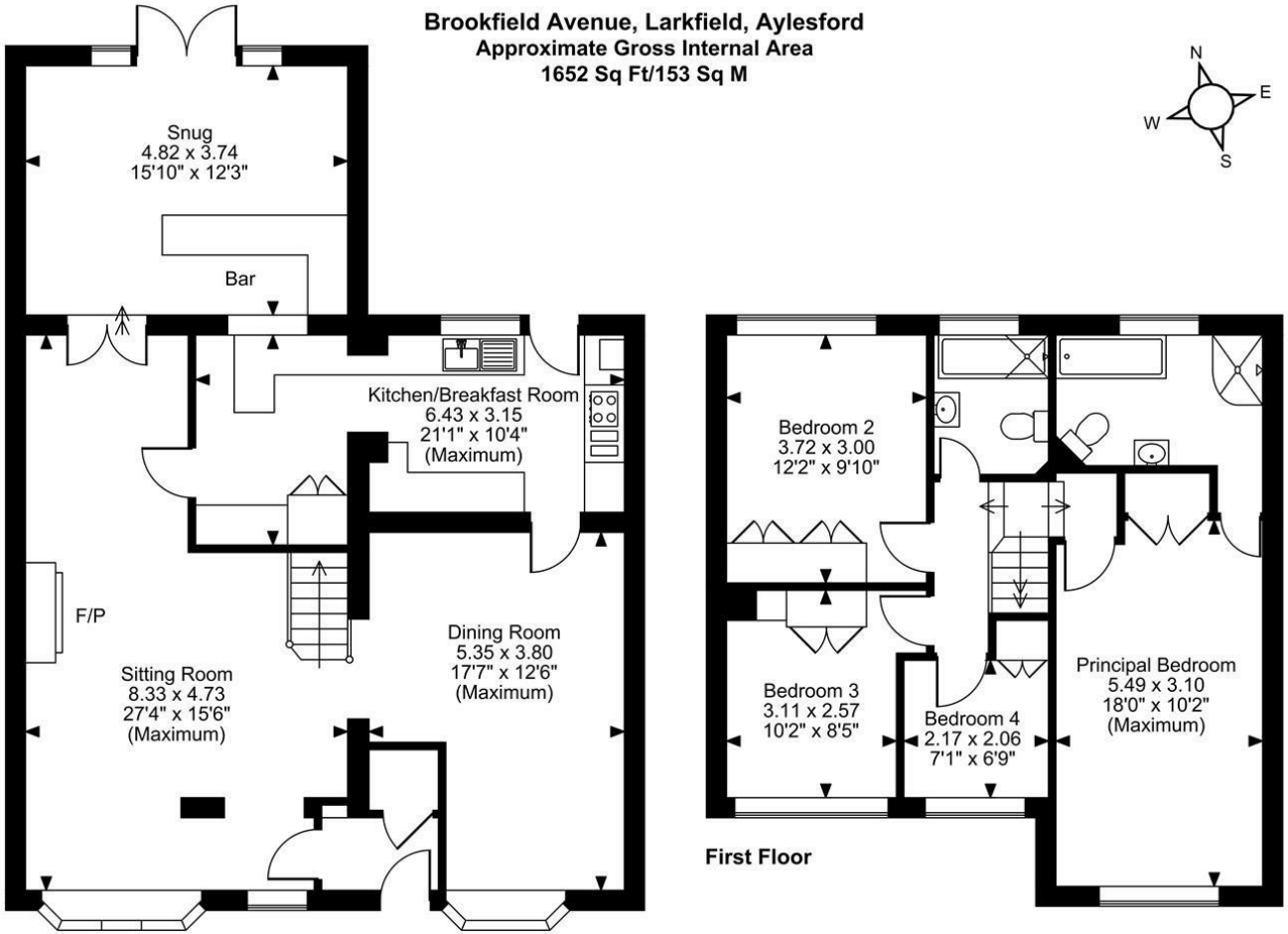
For education there is a comprehensive range of primary, grammar and private educational opportunities. For more schools information please visit www.kent-pages.co.uk/education or ask for a Page & Wells Key Facts for Buyers Guides.

ADDITIONAL INFORMATION

Freehold
Brick Built House
Council Tax Band D
EPC Rating Awaited
UPVC Double Glazing
Boiler Installed approx 3 years ago
Previously Extended
Modernisations Throughout

01732 841164
larkfield@page-wells.co.uk

Brookfield Avenue, Larkfield, Aylesford
Approximate Gross Internal Area
1652 Sq Ft/153 Sq M



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