

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchcom 2025. Produced for Simon Miller & Company. REF: 1349184

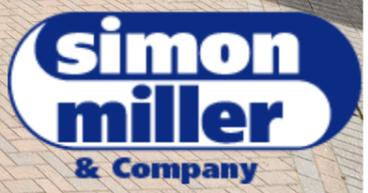


For identification only - Not to scale
 Total = 1346 sq ft / 125 sq m
 Garage = 153 sq ft / 14.2 sq m
 Limited Use Area(s) = 80 sq ft / 7.4 sq m
 Approximate Area = 1113 sq ft / 103.4 sq m

Larch Close, Larkfield, Aylesford, ME20

GUIDE PRICE: £460,000 - £470,000
EPC RATING: D

2 Larch Close, Larkfield, Kent, ME20 6NB





Simon Miller & Company are delighted to present this beautifully extended four-bedroom family home, offering over 1,200 sq. ft. of versatile living space. The property immediately impresses with its fantastic curb appeal and a large driveway providing parking for multiple vehicles. Internally, the home has been redecorated throughout to create a modern, contemporary feel.

The ground floor comprises a welcoming entrance hall, convenient downstairs WC, and a generous living room with a bay window. The kitchen, adjacent to the living room, provides a functional workspace and access to the stunning conservatory. This bright space, currently used as a dining room, opens directly onto the sunny south-west facing garden — perfect for entertaining and family life.

On the first floor, you will find three bedrooms: two doubles and a single, alongside a family bathroom featuring both a bath and separate shower. The loft has been converted to create a fourth bedroom, providing ample space for a growing family.

Externally, the property boasts a larger-than-average garden and a detached garage, enhancing both storage and versatility.

Location:
Set in a quiet cul-de-sac within the highly regarded Trees Development, Larkfield is a sought-after area offering excellent schools, local shops, supermarkets, leisure facilities, and access to Leybourne Lakes Country Park. Maidstone and West Malling are within easy reach, and motorway connections (M20/M2) make commuting straightforward. Homes in this condition and location rarely remain available — contact us today to arrange a viewing and secure your chance to own this exceptional family home.

**Freehold
 EPC: D
 Council Tax: D
 Full Fibre Broadband Expected Now**



- **CHAIN FREE**
- **EXTENDED FOUR BEDROOM FAMILY HOME**
- **SOUTH WEST FACING REAR GARDEN**

- **QUIET CUL-DE-SAC LOCATION**
- **CONSERVATORY WITH BIFOLDS TO REAR**
- **REDECORATED THROUGHOUT**

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

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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.

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