



117 Lunsford Lane
Larkfield, Aylesford
ME20 6HP

Guide Price £400,000 to £425,000

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Description

Fantastic opportunity to purchase this extended three-bedroom semi-detached family home. The accommodation comprises entrance hallway, open-plan lounge/dining room, separate sitting room, kitchen/breakfast room, rear lobby, and ground floor shower room.

To the first floor there is a landing with access to the roof space, three bedrooms, and a family bathroom. Externally, the property benefits from a generous brick-paviour driveway to the front and an approximately 100ft west-facing rear garden.

Ideally situated close to local amenities, excellent transport links, Larkfield Lakes, and Larkfield Leisure Centre. Offered for sale with no forward chain, viewing is highly recommended.

Location

Larkfield is ideally situated between Junctions 4 and 5 of the M20, providing excellent access to London, the Channel Ports, and onward connections to the M26 and M25. The area benefits from a well-regarded leisure centre offering a swimming pool and a range of sporting facilities. A variety of local amenities are close at hand, including schools and supermarkets, with a Tesco Extra conveniently located within walking distance. The nearby Leybourne Lakes Country Park offers attractive open spaces and scenic walks. For commuters, East and West Malling mainline stations are both a short drive away, providing regular services to London, while New Hythe station is approximately a 6-minute drive, offering connections to Strood, Maidstone, and Tonbridge. The charming historic town of West Malling, located around two miles away, is renowned for its picturesque High Street and excellent selection of gastro pubs and restaurants.

Council Tax Band
D

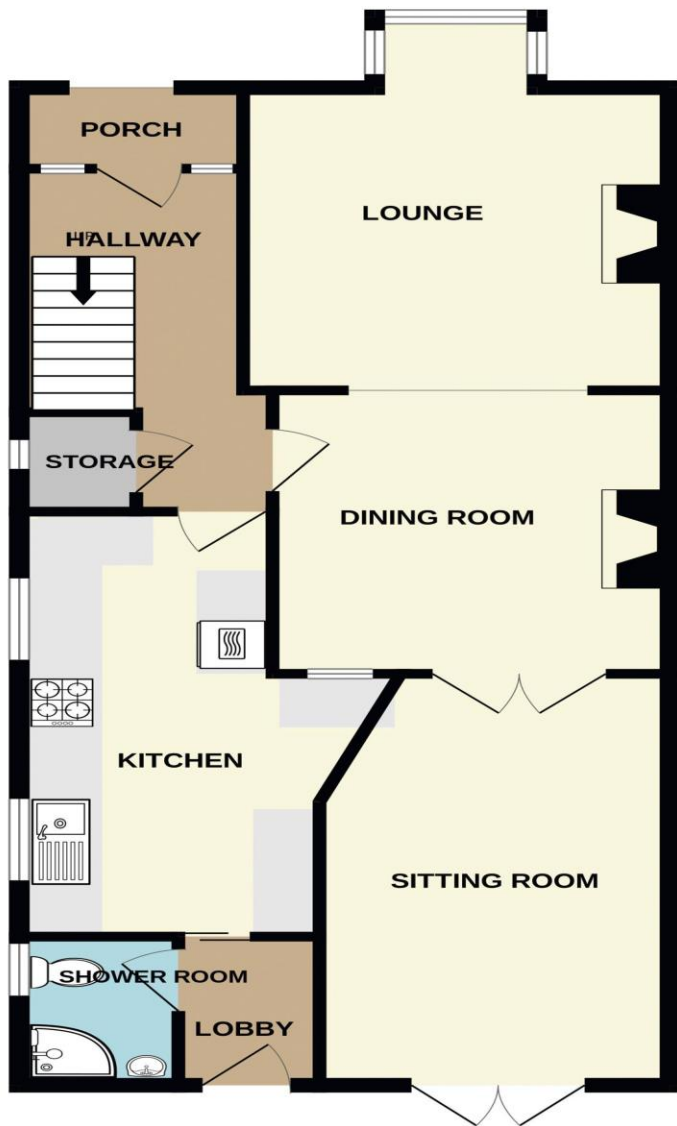
VIEWINGS STRICTLY BY APPOINTMENT

Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.

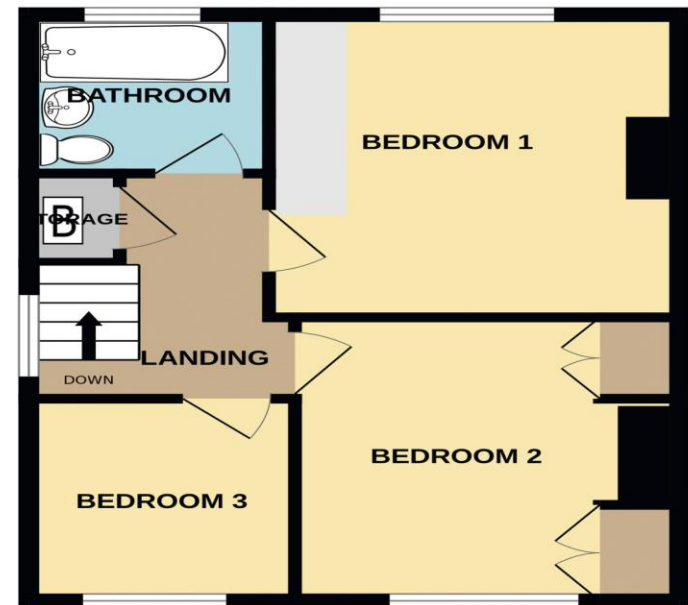


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
745 sq.ft. (69.2 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 1173 sq.ft. (109.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ON THE GROUND FLOOR

ENTRANCE HALL

uPVC entrance door with decorative glazed panes and matching side windows, radiator, staircase rising to the first floor with timber balustrade and newel post, and understairs storage cupboard housing the electric service meter and consumer unit, with a side-facing window.

LOUNGE 15' 2" (into bay) x 12' 6" (4.62m x 3.81m)

Box bay window to the front with an easterly aspect, gas fire with ornamental stone surround and wooden mantel, radiator, and wide arched opening leading to:

DINING ROOM 11' 5" x 11' 5" (3.48m x 3.48m)

Electric fire with ornamental surround and wooden mantel over, radiator, serving hatch to the kitchen, and glazed double doors leading to:

SITTING ROOM 14' 6" x 9' 10" (4.42m x 2.99m)

Three wall light points, radiator, and double casement doors opening onto the rear garden with a westerly aspect.

KITCHEN / BREAKFAST ROOM 17' 3" x 10' 6" narrowing to 8'6" (5.25m x 3.20m)

An excellent range of high and low-level units providing generous storage, featuring cream painted door and drawer fronts complemented by granite-effect work surfaces. The kitchen also benefits from deep pan drawers, open display shelving, and two frosted glass display cupboards with internal lighting. Integrated appliances include an eye-level oven and grill, four-burner gas hob with extractor hood above,

under-counter fridge and freezer, dishwasher, and stainless steel sink with mixer tap. Further features include under-cupboard lighting, breakfast bar, tiled-effect vinyl flooring, two side-facing windows with fitted blinds, and sliding door leading to:

REAR LOBBY

Tiled-effect vinyl flooring, glazed casement door opening onto the rear garden, and door leading to:

SHOWER ROOM

White suite with chrome fittings comprising low-level WC, wash hand basin with mixer tap and tiled splashback, and step-in shower cubicle with Triton Aurora thermostatic shower, tiled surround, and glazed doors. Side-facing window, radiator, extractor fan, and ceramic tiled flooring.

ON THE FIRST FLOOR

LANDING

Side-facing window, access to roof space, timber balustrade and newel post, and built-in airing cupboard with shelving housing the Worcester gas-fired boiler.

BEDROOM 1 12' 0" x 12' 4" (3.65m x 3.76m)

Front-facing window with an easterly aspect and radiator.

BEDROOM 2 11' 6" x 10' 4" (3.50m x 3.15m)

Rear-facing window with a westerly aspect, radiator, and two double fitted wardrobes.

BEDROOM 3 8' 2" x 7' 6" (2.49m x 2.28m)

Rear-facing window with a western aspect and radiator.

BATHROOM 6' 10" x 6' 5" (2.08m x 1.95m)

White suite with chrome fittings comprising low-level WC, wash hand basin with traditional taps, and panelled bath with traditional taps and handheld shower attachment. Front-facing window, extractor fan, fully tiled walls, decorative wood panelling with access to the airing cupboard, vinyl flooring, and chromium-plated heated towel rail.

OUTSIDE

To the front of the property is a generous brick-paviour driveway providing ample off-road parking, alongside two lawned areas well stocked with mature trees and shrubs. The frontage is enclosed by fenced and hedged boundaries and further benefits from double wooden gates leading to the rear garden and exterior lighting.

The rear garden extends to approximately 100ft and enjoys a westerly aspect. Features include a decked seating area adjoining the house, lawned garden, paved pathways, two timber sheds, greenhouse, and a generously sized side return providing access to the front gates.

The garden is attractively stocked with a variety of mature trees and shrubs and also benefits from outside lighting, an external tap, and fenced boundaries.



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