



Lunsford Lane, Larkfield, Aylesford, ME20 6HU
£375,000



NO FORWARD CHAIN RENOVATION PROJECT


Coming to the market after being a family home for generations, this THREE-bedroom bay-fronted semi-detached home offers well-proportioned accommodation and fantastic potential for modernisation. While in need of renovating throughout, it provides an excellent opportunity for buyers to personalise both inside and out, with scope for extension (subject to the necessary planning permissions).

The well-planned layout includes a hallway, a spacious lounge/dining room, kitchen with breakfast room and exit out the the large rear garden. Upstairs, there are three bedrooms one of which enjoys views towards the North Downs, and family bathroom.

Externally, the property benefits from a large driveway providing ample off-street parking and front garden space. There is currently a garage to the side of the house. The generous rear garden extends to approx' 100ft and offers a great space for a family home

Situated in an established area of Larkfield, the home offers convenient access to local amenities and schools, as well as excellent transport links, including easy access to the M20 at Junction 4.

- NO FORWARD CHAIN
- Fabulous Renovation Project
- Attractive Bay Fronted Semi-Detached House
- Three Bedrooms
- Generous Sized Lounge/Dining Room
- Particularly Large Kitchen/Breakfast Room
- Potential to Extend (STPP)
- EPC Rating E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 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.

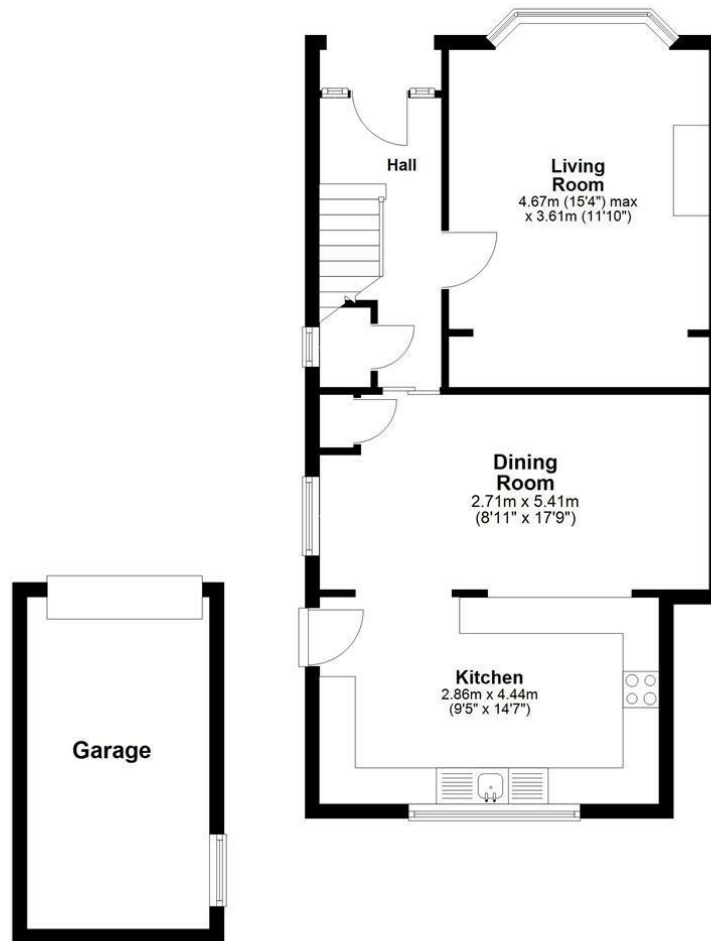
For education there is a comprehensive range of primary, grammar and private educational opportunities. For more schools information please visit www.kent-pages.co.uk/education or ask for a Page & Wells Key Facts for Buyers Guides.

ADDITIONAL INFORMATION

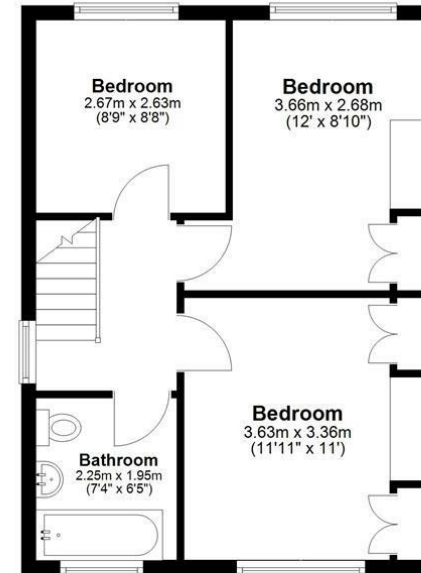
Freehold
Council Tax Band D
EPC Rating E
Aluminium Glazed Windows



Ground Floor



First Floor



Total area: approx. 106.1 sq. metres (1142.6 sq. feet)

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