



Blackthorn Drive, Larkfield, Aylesford, ME20

17 Blackthorn Drive, Larkfield, Kent, ME20 6NR

ASKING PRICE: £399,995
EPC RATING: D





Situated on one of the largest and most desirable plots within the popular Trees Estate in Larkfield, this well-proportioned three-bedroom home offers something increasingly difficult to find on a modern development – a genuinely impressive south-facing rear garden. The garden is without doubt the standout feature of this property. Exceptionally generous for the development, it provides a fantastic amount of outdoor space with plenty of scope for entertaining, relaxing and enjoying the garden throughout the day, while the south-facing aspect ensures it benefits from an excellent level of sunlight. Inside, the accommodation is equally well laid out, with approximately 892 sq ft of living space, complemented by a detached garage and generous driveway providing ample off-road parking. The ground floor opens into a welcoming entrance hall with a downstairs cloakroom, leading through to a well-sized kitchen and a particularly spacious 22'5" living/dining room. The lounge features an attractive bay window to the front, creating a bright and characterful principal living space, while the adjoining conservatory provides an additional reception area with a lovely outlook over the garden. Upstairs are three well-proportioned bedrooms, with the principal bedroom measuring approximately 11'5" x 10'8", alongside two further bedrooms and a family bathroom. Outside, the front of the property benefits from a large driveway and detached garage, while to the rear the substantial south-facing garden extends considerably beyond what you would typically expect from a property on the Trees Estate. The sheer size of the plot gives the home a real sense of space and offers considerable potential for those who want more from their outside space. The Trees Estate is a popular residential development within Larkfield, ideally positioned for access to local shops, schools, leisure facilities and everyday amenities, while also offering excellent transport links towards Maidstone, West Malling and the surrounding areas. The nearby M20 provides convenient connections towards London and the coast.

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



- ONE OF THE LARGEST PLOTS ON THE POPULAR TREES ESTATE
- SUBSTANTIAL SOUTH-FACING REAR GARDEN
- THREE WELL-PROPORTIONED BEDROOMS

- DOWNSTAIRS CLOAKROOM
- LARGE DRIVEWAY PROVIDING AMPLE OFF-ROAD PARKING
- DETACHED GARAGE

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.

777-779 LONDON ROAD, LARKFIELD, AYLESFORD, KENT, ME20 6DE | 01732 875 706 | LARKFIELDSALES@SIMONMILLER.CO.UK