



18, Cronin Close, Larkfield, ME20 6UQ
GUIDE PRICE £325,000 - £335,000

About this property.....

Guide Price £325,000 - £335,000

Beautifully presented three-bedroom end-of-terrace home, perfectly positioned in a quiet no-through road with a children's play area conveniently located next door.

The ground floor features an inviting entrance hall, a modernised kitchen, and a practical cloakroom, along with a bright and spacious living/dining room with French doors opening directly onto the rear garden — ideal for family living and entertaining.

Upstairs, the first-floor landing leads to three well-proportioned bedrooms and a stylish family bathroom.

Outside, the property enjoys a neat front garden area and the rear garden is designed for low-maintenance enjoyment, while residents' parking is available to the front.

This is a superb opportunity to acquire a well-maintained home in a peaceful, family-friendly setting close to local amenities and transport links.

Situation.....

If you're someone who loves an active and healthy lifestyle, Larkfield is the perfect place for you. With its large modern leisure centre boasting a state-of-the-art gym, spa, leisure pool with rapids and slides, 25m lane swimming pool, and a variety of fitness classes, you'll have everything you need to stay fit and healthy. But if you prefer to exercise in the great outdoors, you can take a jog around the stunning 250-acre Leybourne Lakes Country Park, just a few minutes away by foot, watching the scuba divers, stand-up paddle boarders, and kayakers in the water.

This vibrant village has everything you need for a comfortable and convenient lifestyle, including a Tesco superstore, Morrisons supermarket, medical centre, and plenty of pubs, restaurants, and independent shops. For families, Lunsford Primary and Brookfield Infant & Junior school all rated Good by Ofsted in 2023, ensuring your children will receive an excellent education.

Commuters will appreciate the easy access to junction 4 of the M20, and rail services to London St Pancras in under an hour from New Hythe station. If you need to travel further afield, Ebbsfleet International is just a 26-minute (18 miles) car journey away, with trains to London St. Pancras taking only 19 minutes.











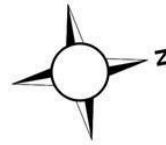
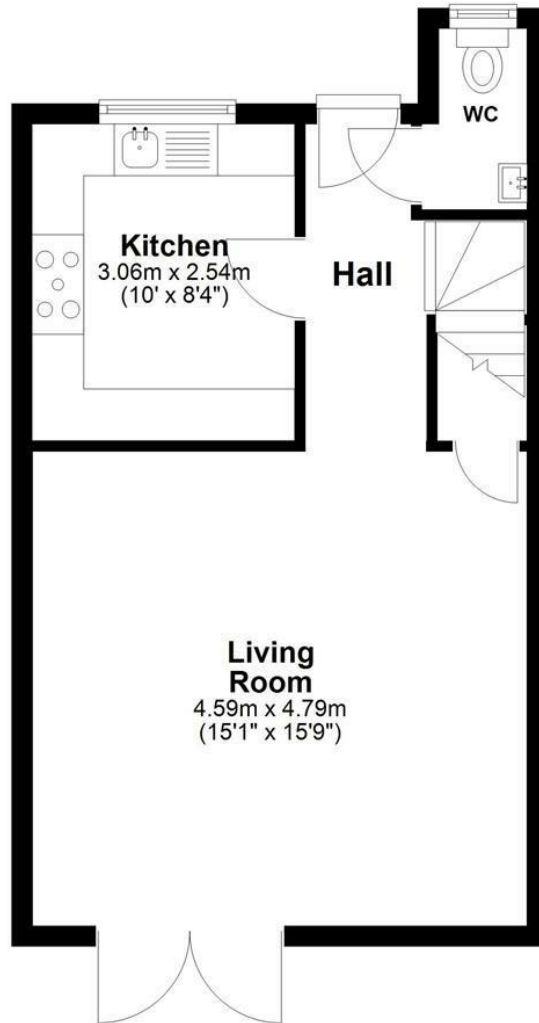
- Beautifully presented three-bedroom end-of-terrace home in a quiet no-through road.
- Adjacent to a children's play area — ideal for young families.
- Modernised kitchen and practical ground floor cloakroom.
- Bright and spacious living/dining room with French doors to the rear garden.
- Neat front garden and low-maintenance rear garden and residents' parking to the front.
- Excellent local amenities including Tesco, Morrisons, medical centre, and independent shops.
- 3 Local Ofsted Good rated Schools nearby (Lunsford Primary, Brookfield Infant & Junior Schools)
- Close to Larkfield Leisure Centre and Leybourne Lakes Country Park for fitness and outdoor recreation.
- Great transport links with M20 access and rail services to London St Pancras in under an hour.



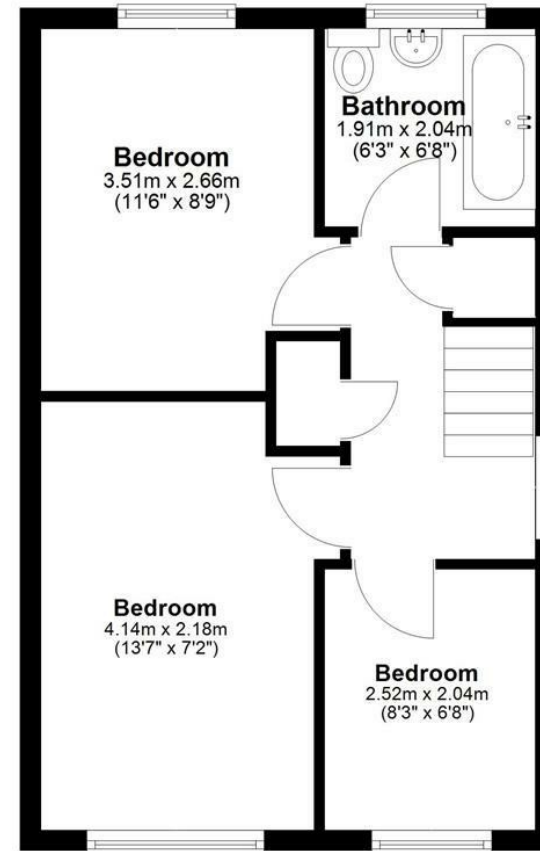


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Ground Floor



First Floor



Total area: approx. 75.1 sq. metres (808.1 sq. feet)

Agents Notes

Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested.



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