



1, Sherwood Avenue, Larkfield, ME20 7GN  
Offers In Excess Of £375,000

## About this property.....

Step into this beautifully presented three-bedroom townhouse, boasting a private garage and an additional off-road parking space right in front - ideal for families or multi-vehicle households.

Inside a spacious hallway welcomes you into a bright and airy open-plan living-dining room, perfect for both relaxing and entertaining. The modern kitchen offers sleek design and functionality for everyday cooking or hosting. A convenient downstairs cloakroom also adds to the practicality.

On the first floor, you'll find two well-proportioned bedrooms along with a stylish family bathroom. The second floor is dedicated to a generously sized main bedroom with its own en-suite and walk in wardrobe, creating a peaceful retreat.

Outside, a private garden with a charming seating area provides the perfect spot for enjoying the outdoors. This delightful home effortlessly blends comfort, style, and convenience - ready for you to move in and make it your own.

## Situation.....

If you're someone who loves an active and healthy lifestyle, Larkfield is the perfect place for you. With a large modern leisure centre, just opposite, 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 2 minute walk away, 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 Park and Brookfield Junior school are both rated as Good by Ofsted, 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 or London Charing Cross from West Malling Station. If you need an even faster route into the capital, Ebbsfleet International is just a 26-minute (18 miles) car journey away, with trains to London St. Pancras taking only 19 minutes.











## Useful Information...

- Beautifully presented three-bedroom townhouse offering comfort, practicality, and modern styling
- Garage plus off-road parking space directly in front—ideal for multi-vehicle households
- Spacious hallways and bright open-plan living/dining area perfect for relaxing and entertaining
- Modern kitchen with sleek finishes and ample space for everyday cooking or social hosting
- Downstairs cloakroom adds an extra layer of convenience for guests and family alike
- First floor hosts two well-sized bedrooms alongside a stylish and functional main bathroom
- Top floor features a large main bedroom with en suite and walk in wardrobe, offering a peaceful and private retreat
- Private rear garden with a seating area, ideal for unwinding or enjoying warm-weather gatherings
- Prime location for active lifestyles- opposite a modern leisure centre with gym, pools, and fitness classes
- Fantastic transport links with nearby train stations to London and quick access to the M20 and Ebbsfleet International





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**Approx. Gross Internal Floor Area 1326 sq. ft / 123.37 sq. m (Including Garage)**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## 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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