

# Bluebell

ESTATES



5, Springfield Road, Larkfield, ME20 6JE  
GUIDE PRICE £500,000 - £550,000

## About this property.....

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A superb detached bungalow in an enviable location close to Leybourne Lakes Country Park.

This stunning property has been extensively refurbished in the past 12 months and no expense has been spared. New triple glazing, new electric gates, a new boiler, radiators, a new electric garage door, soffits and fascias to name a few. Along with a fantastic new kitchen with marble worktops and a Quooker instant hot water tap

Comprising of 4 bedrooms, one room leads out to the garden through the bi-folding doors so would be a perfect choice as a relaxing garden room. The sunny back garden has been transformed into a low maintenance, peaceful retreat with a recently laid large patio, great for entertaining in the summer, as well as an artificial lawn.

An extensive, private gated driveway ensures parking will never be a problem and the larger than average garage offers further parking or storage for your prized vehicle. With a great sized, separate workshop, what more could you possibly want.

Properties in this particular road are sought after and we expect this one to be popular, so get in touch to arrange a viewing before you miss out.

## 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 down the road, 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.











4 Bedroom Detached Bungalow In Sought After Location  
Extensively Refurbished  
Superb Kitchen With Bi-Folds  
Extensive Private Gated Driveway  
Larger Than Average Garage & Separate Workshop  
Enclosed Rear Garden With Artificial Lawn  
Close To Leybourne Lakes Country Park  
Easy Access To M20





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**Approx. Gross Internal Floor Area 1173 sq. ft /109.01 sq. m**

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.





