Bluebell
ESTATES



5, Larkfield Close, Larkfield, ME20 6BH

Offers In Excess Of £285,000

## About this property.....

Offered to the market with no onward chain, this well-presented two bedroom, end of terrace home provides comfortable and practical living accommodation, making it an excellent choice for first time buyers, downsizers, or investors.

The ground floor comprises a welcoming living room, a well-appointed kitchen with dining space, and the added convenience of a downstairs W/C. Upstairs, the property offers two bedrooms and a useful shower room.

Externally, the home benefits from a generous rear garden, ideal for relaxing or entertaining. To the front, there is a newly laid tarmac driveway providing off road parking for one vehicle, with the potential for additional parking at the front of the property.

Early viewing is recommended to appreciate all that this chain-free property has to offer.

## 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.




SATURDAY
11:07















## Useful Information.....

Offered Chain Free
Ideal for first-time buyers or investors
Upstairs shower room
Newly laid tarmac driveway
Excellent local amenities
Generous rear garden
Great transport links to London and M20



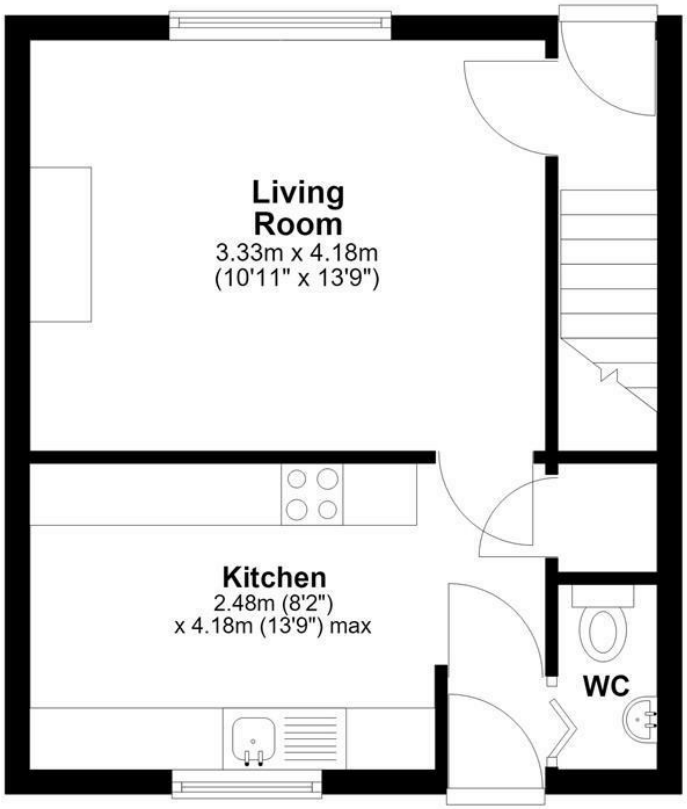




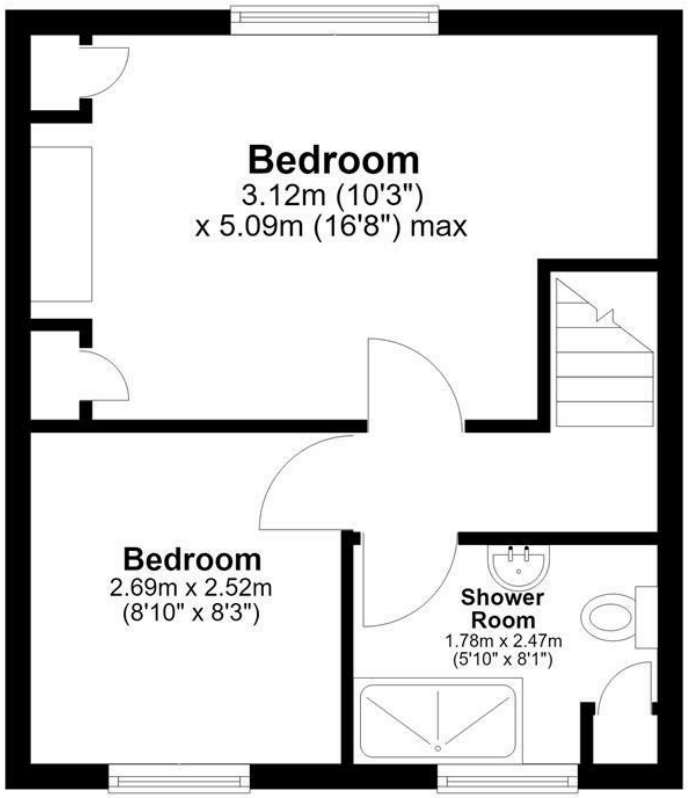


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## Ground Floor




## First Floor




Total area: approx. 60.2 sq. metres (647.6 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.