



1, Ingram Close, Larkfield, Aylesford, ME20 7GP  
Offers In Excess Of £425,000



## About this property.....

This spacious and well-presented five-bedroom end-of-terrace townhouse is located in the popular Larkfield area along Ingram Close. Arranged over three floors, the property offers flexible and well-balanced accommodation, making it perfectly suited to modern family living.

The ground floor provides a welcoming entrance hall leading to a generous living and dining room, offering ample space for both relaxation and entertaining. The fitted kitchen is practical and well laid out, complemented by the added convenience of a ground-floor cloakroom.

The first floor comprises two double bedrooms, a smaller bedroom and a family bathroom, while the second floor offers two additional bedrooms, including the principal bedroom with en-suite facilities.

Externally, the home benefits from a rear garden with direct access to the garage, as well as off-street parking, making this an excellent choice for families seeking space and practicality in a desirable residential location. With its generous layout, desirable location, and excellent storage and parking options, this townhouse represents an ideal opportunity for families.

## 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.

















What the owner says.....



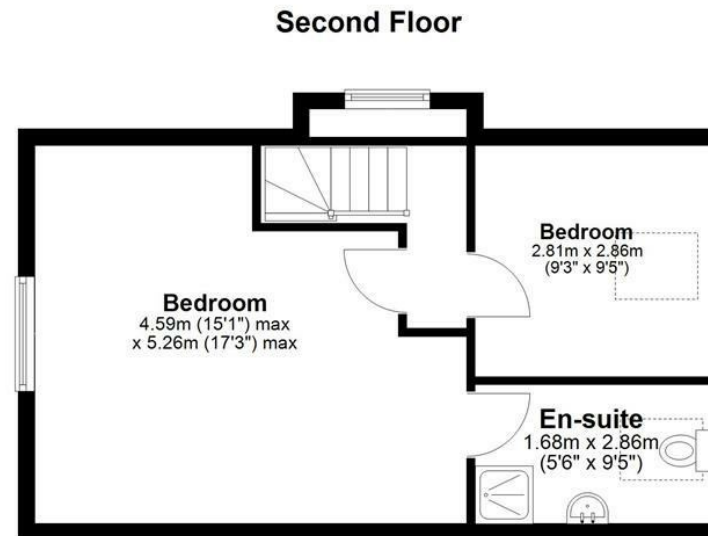
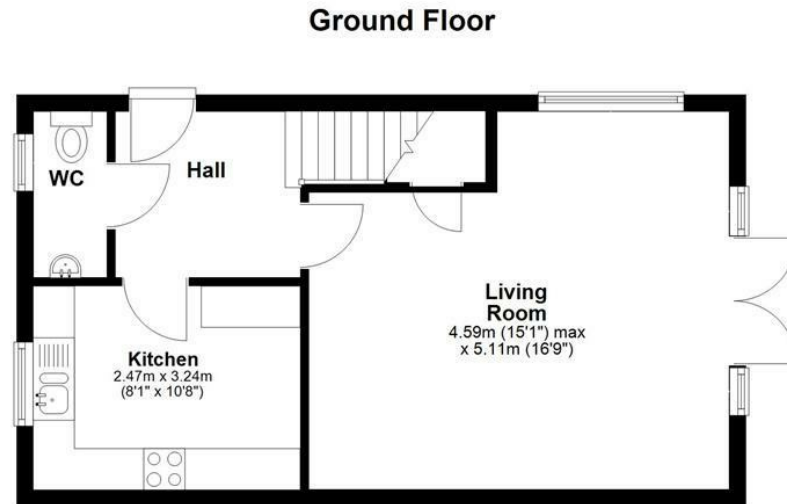
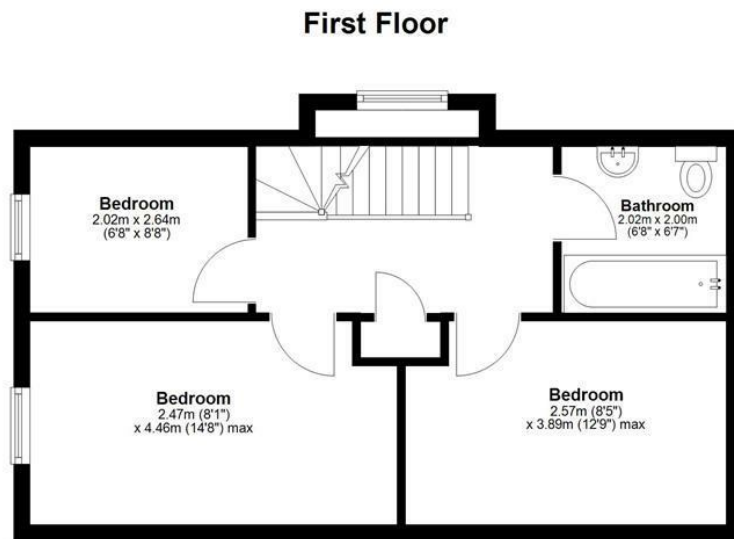








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Total area: approx. 116.8 sq. metres (1257.6 sq. feet)

## 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.



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