



New Hythe Lane, Larkfield, Aylesford, ME20 6PW
Price Range £325,000



GUIDE PRICE £325,000 – £350,000 | NO ONWARD CHAIN

Situated in the highly desirable area of Larkfield, Aylesford, this well-presented end-of-terrace home on New Hythe Lane offers spacious and flexible accommodation, perfectly suited to families or buyers seeking versatile living space.

The ground floor features a bright and welcoming front reception room, a well-maintained kitchen, a generous conservatory ideal for dining or entertaining, and a convenient downstairs shower room. The lower ground floor provides additional flexibility with a further reception room and an extra bedroom, ideal for guests, a home office, or multi-generational living.


To the first floor, the property offers a spacious principal bedroom, a third bedroom, and a family bathroom. The second floor benefits from a useful loft room with access to eaves storage, providing valuable additional space.

Externally, the home enjoys a front garden, a private rear garden, and allocated parking to the rear, offering the convenience of off-street parking.

Ideally positioned within walking distance of Larkfield Leisure Centre, local shops, Morrisons supermarket, Martin Square, and well-regarded schools, the property also offers excellent access to the M20 via Junction 4.

Early viewing is highly recommended. Please contact Page & Wells on 01732 841164 to arrange your viewing.

- NO ONWARD CHAIN
- Well-Presented End Of Terrace House
- Three Bedrooms
- Two Reception Rooms
- Loft Room With Eaves Storage
- Allocated Parking To The Rear
- Private Rear Garden
- EPC Rating D
- Council Tax Band C

Energy Efficiency Rating	
	Potential
<i>Very energy efficient - lower running costs</i>	
(92 plus) A	81
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
<i>Not energy efficient - higher running costs</i>	
England & Wales	EU Directive 2002/91/EC 





Ground Floor:

Living Room 12'01 x 11'11 (3.68m x 3.63m)

Kitchen 12'04 x 9'08 (3.76m x 2.95m)

Downstairs Shower Room 5'10 x 3'07 (1.78m x 1.09m)

Conservatory 12'03 x 12'01 (3.73m x 3.68m)

Lower Ground Floor:

Reception Room 10'07 x 9'00 (3.23m x 2.74m)

Bedroom 2 11'02 x 9'10 (3.40m x 3.00m)

First Floor:

Principle Bedroom 12'01 x 11'09 (3.68m x 3.58m)

Bedroom 3 9'04 x 6'10 (2.84m x 2.08m)

Family Bathroom 7'10 x 5'11 (2.39m x 1.80m)

Second Floor:

Loft Room 15'01 x 10'03 (4.60m x 3.12m)

Restricted head height.

Outside:

Front Garden

Rear Garden

Allocated Parking To The Rear

LOCAL AREA INFORMATION FOR LARKFIELD

Larkfield is a sought after area thanks to its convenient access to so many things.

For recreation you have the local leisure centre at Larkfield, many parks, green spaces and countryside close by. Leybourne Lakes and Manor Park are particularly noteworthy.

There are a good range of shops, supermarkets and eateries in Larkfield (including Martin's Square). West Malling is the closest town (less than 2 miles away) and is one of the most attractive small towns in mid-Kent with a wide main street lined on each side by a fine collection shops and eateries. Maidstone is approximately 5 miles away.

For the commuter Junction 4 of the M20 gives access to the motorway network. There are mainline train stations at nearby West Malling, Aylesford and East Malling.

For education there is a comprehensive range of primary, grammar and private educational opportunities. For more schools information please visit www.kent-pages.co.uk/education or ask for a Page & Wells Key Facts for Buyers Guides.

ADDITIONAL INFORMATION

Freehold

Council Tax Band C

EPC Rating D

Gas Central Heating

Allocated Parking



Awaiting Floor Plan

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