



Carroll Gardens, Larkfield, Aylesford, Kent, ME20 6NQ
Price £799,995



This superbly presented four/five bedroom detached family home has been thoughtfully enhanced by the current owners, with careful attention given to both the layout and flow of the accommodation, creating a wonderful family home ready to move straight into.

The ground floor comprises a welcoming entrance hall, downstairs WC, and a useful study/playroom, perfect for home working or family use. The real focal point of the home is the stunning open-plan kitchen, dining and living space, offering an impressive area for everyday living and entertaining. A handy utility room sits just off the kitchen and provides internal access to the double integral garage.

Upstairs, a spacious landing leads to well-proportioned and generously sized bedrooms, with one currently arranged as a dressing room to complement the principal bedroom with en-suite. A further bedroom also benefits from its own en-suite, in addition to a modern family bathroom.

Externally, the property continues to impress with a good-sized driveway providing ample off-road parking and access to the double integral garage. Side access leads to a beautifully maintained and generous sized rear garden, featuring patio and decking areas, along with a garden bar, a summer house, and a generous multi-purpose shed, creating an ideal space for either relaxing or entertaining.

Overall, this is a fantastic family home offering generous living space, high-quality presentation and superb outdoor entertaining areas, all set within a popular and sought-after location.

- Impressively Presented Detached Family House
- Five/Four Bedrooms (One Bedroom Currently Arranged as a Dressing Room)
- Two Bedrooms with En Suites and Modern Family Bathroom
- Modern Open Plan Kitchen/Dining/Living Space
- Study/Playroom
- Utility Room
- Generous Sized Rear Garden housing Garden Bar & Summer House
- Drive Way & Double Integral Garage
- Pleasant Cul De Sac Position
- EPC Rating D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





LOCAL AREA INFORMATION FOR LARKFIELD

The property is situated in a pleasant cul-de-sac in Carroll Gardens, Larkfield, a sought-after location thanks to its convenient access to local amenities and excellent transport links.

For recreation, residents benefit from the local leisure centre, numerous parks, green spaces and nearby countryside, with Leybourne Lakes and Manor Park being particular highlights.

Larkfield offers a good range of shops, supermarkets and eateries, including Martin's Square, while the attractive town of West Malling is less than two miles away. West Malling is one of mid-Kent's most charming small towns, with a wide main street lined with a variety of shops and restaurants. Maidstone is approximately five miles away.

For commuters, Junction 4 of the M20 provides easy access to the motorway network, and mainline train stations are nearby at West Malling, Aylesford and East Malling.

The area also benefits from a comprehensive range of educational opportunities, including primary, grammar, and private schools.

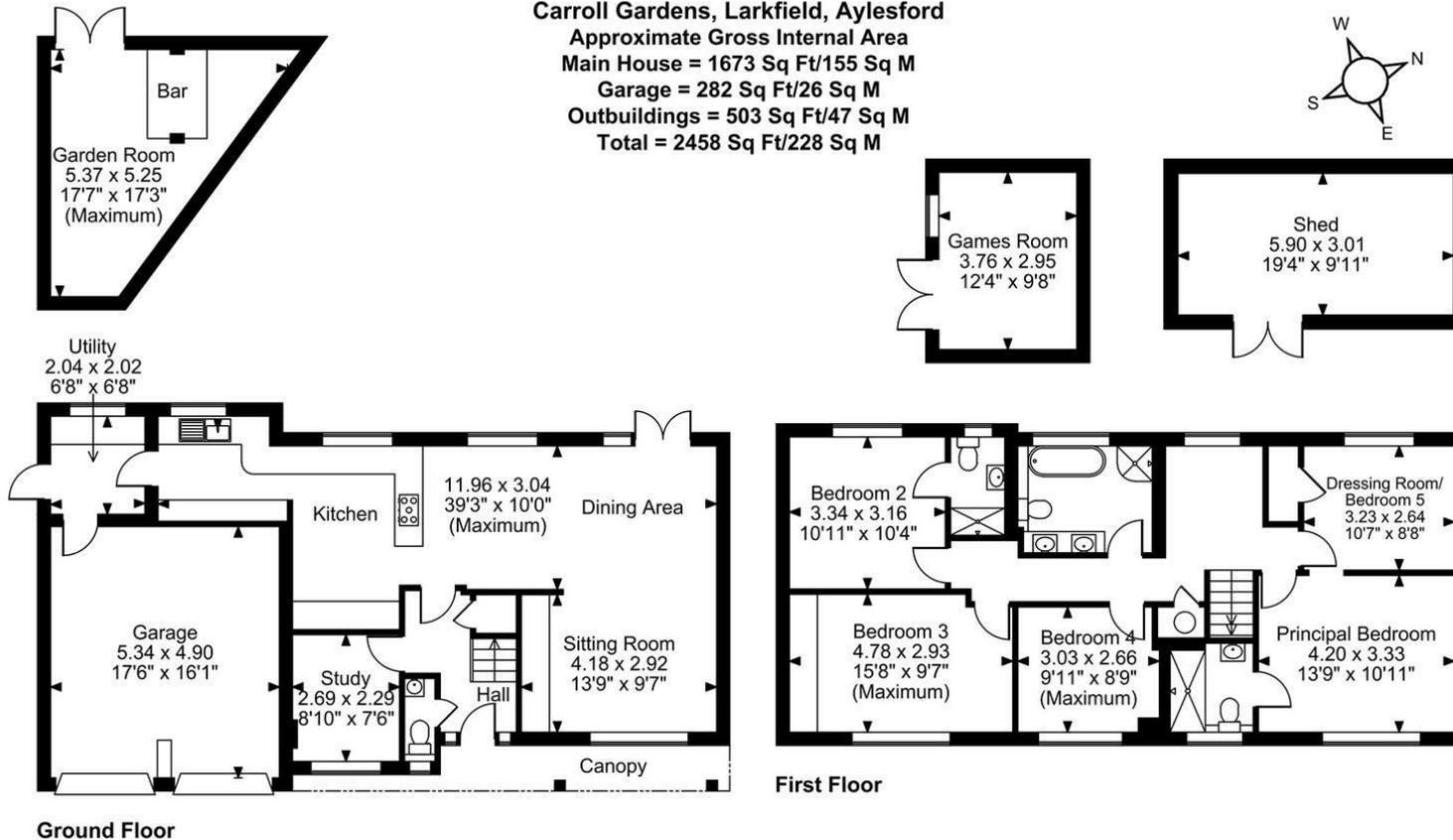
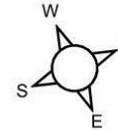
For more information, please visit [www.kent-pages.co.uk/education](<http://www.kent-pages.co.uk/education>) or request a Page & Wells Key Facts for Buyers guide.

ADDITIONAL INFORMATION

- Freehold
- Council Tax Band F
- EPC Rating D
- Double Glazing
- Gas Central Heating
- Loft



Carroll Gardens, Larkfield, Aylesford
Approximate Gross Internal Area
Main House = 1673 Sq Ft/155 Sq M
Garage = 282 Sq Ft/26 Sq M
Outbuildings = 503 Sq Ft/47 Sq M
Total = 2458 Sq Ft/228 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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