



Lunsford Lane, Larkfield, Aylesford, ME20 6HN
Guide Price £700,000



Magnificent 4 Bedroom House in Larkfield.

This incredible home offers 2964 square feet of living space, providing versatility and ample room for various living needs

Features include two reception rooms that seamlessly connect to a large modern fitted kitchen.


Two bedrooms/reception rooms are present on this floor, along with a family bathroom that includes a jet shower for added luxury.

Upstairs, there are two bedrooms, with one measuring an impressive 30 feet. The first floor also includes a huge Jack and Jill bathroom, offering convenience for both bedrooms.

The front of the house boasts a driveway with space for up to 6+ cars, along with an electric roller shutter door providing access to a large garage. Alongside the side of the house leads to a spacious garden featuring two tiers. There is a significantly large building on the property that is ready to be converted into a substantial office space, complete with full electrics and additionally, there is another building ideal for storing gardening equipment or other outdoor necessities.

- Generous Sized Detached Chalet Bungalow
- Four Bedrooms (Principal Bedroom Approx 30'10 x 18'8)
- Good Sized Reception Room
- Kitchen/Breakfast Room
- First Floor Jack & Jill Bathroom
- Ground Floor Shower Room
- Integral Garage & Large Drive Way
- Versatile Accommodation
- Generous Sized Tiered Rear Garden
- Popular Location in Larkfield

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	70	
(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	





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.

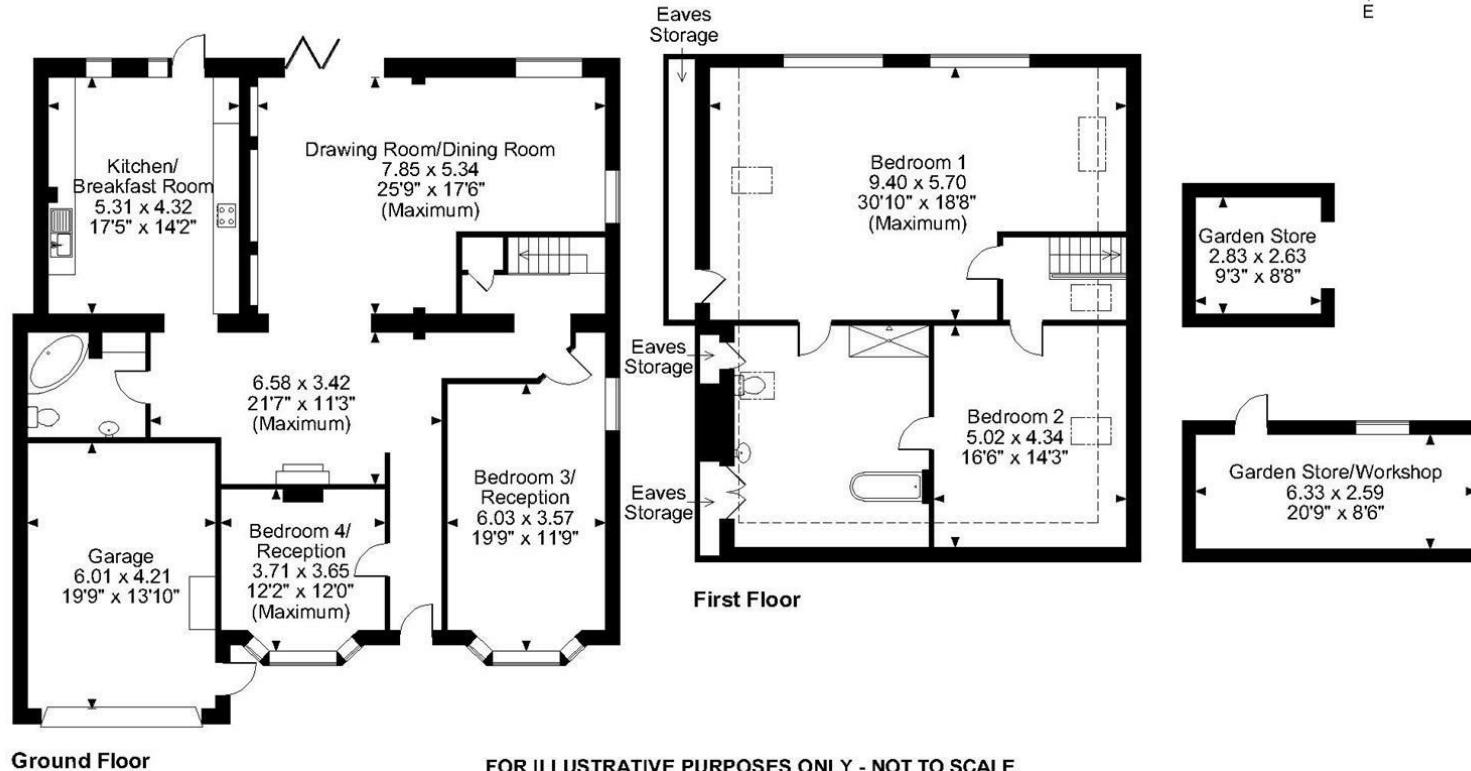
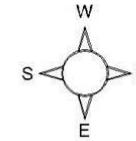


ADDITIONAL INFORMATION

Freehold
Council Tax Band F
EPC Rating C
Double Glazing
Gas Central Heating
Tonbridge and Malling Council



Lunsford Lane, Larkfield, Aylesford
Approximate Gross Internal Area
Main House = 2433 Sq Ft/226 Sq M
Garage = 275 Sq Ft/26 Sq M
Garden Stores/Workshop = 256 Sq Ft/24 Sq M
Total = 2964 Sq Ft/276 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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