



**The Lakes, Larkfield, Aylesford, ME20 6SJ**  
**Asking Price £675,000**



## 5 BEDROOM HOUSE WITH VISIBLE VIEWS OF THE LAKES,

This is a superb FIVE-bedroom DETACHED house, built by Berkeley Homes and offers a perfect blend of modern living and natural beauty. The property is thoughtfully arranged over three floors and has been enhanced by the current owners to create a seamless open living area, ideal for both relaxation and entertaining. This property has benefited from several upgrades, including replacement windows and doors, an electric garage door and refurbishment of the downstairs cloakroom, en-suite and second floor shower room. To the front there is landscaping and an extended driveway for two/three vehicles.

Upon entering, you are greeted by a welcoming hallway that leads through to an impressive 27ft kitchen/ dining room positioned at the rear of the property. This space connects seamlessly to the sitting room, with stylish bi-fold doors providing the option to open up and create a delightful open-plan entertaining area. In addition, a utility room has been cleverly incorporated to the rear of the garage.

All five bedrooms are well-proportioned, offering comfortable accommodation for the whole family. Both Bedrooms 2 and 4 are fitted with built-in wardrobes, providing convenient storage. The principal bedroom benefits from a private balcony, enjoying a pleasant outlook towards the nearby lake - an ideal spot for a morning coffee or an evening sunset. It is further complemented by a walk-in wardrobe and a stylish ensuite, adding both practicality and a luxurious touch.

The property is complemented by well-maintained gardens to both the front and rear, with the rear landscaping particularly impressive, creating a beautifully designed, multi-dimensional space that enhances its overall usability. A barbecue hut, complemented by two sheds and a greenhouse, completes this wonderfully sociable outdoor setting.

- Sought After Lakes Development
- 5 Bedroom Spacious Detached Home
- Large Reception Rooms
- Master Bedroom With Partial Lake Views
- Upgrades Throughout The Home
- Outside BBQ Shelter
- Extensive Landscaping To Garden
- Downstairs Cloakroom
- Single Garage And Driveway
- EPC Rating C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>	<b>74</b>		
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		





## LOCAL AREA INFORMATION FOR LEYBOURNE

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

For recreation you have a local leisure centre, Leybourne Lakes or Manor Country Parks close by, A good range of shops and eateries at Larkfield and West Malling. West Malling is the closest town, 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.

For the commuter Junction 4 of the M20 gives access to the motorway network. There is a mainline train station at nearby West Malling (with fast services to London Victoria and London Charing Cross). Maidstone, Tonbridge and Sevenoaks all provide an excellent and comprehensive range of educational, recreational and shopping facilities together with further mainline stations.

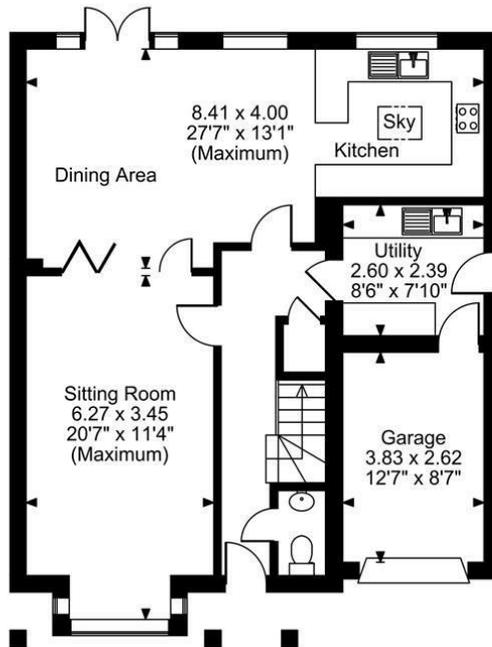
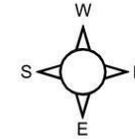
For education there is a comprehensive range of primary, grammar and private educational opportunities. For more schools information please visit [www.kent-pages.co.uk/education](http://www.kent-pages.co.uk/education) or ask for a Page & Wells Key Facts for Buyers Guides.

## ADDITIONAL INFORMATION

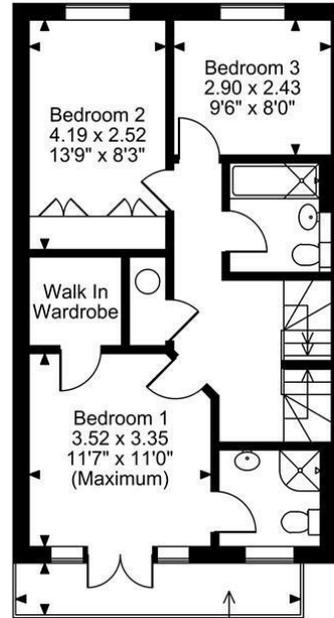
Freehold  
Council Tax Band F  
EPC Rating C  
UPVC Double Glazing  
New Boiler Installed in 2017 (regularly serviced)  
Estate Management Fee - £530 per annum



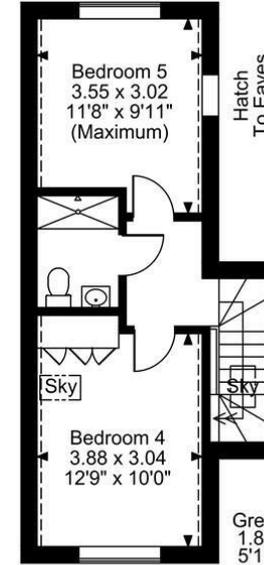
**The Lakes, Larkfield, Aylesford**  
**Approximate Gross Internal Area**  
**Main House = 1641 Sq Ft/152 Sq M**  
**Garage = 107 Sq Ft/10 Sq M**  
**Outbuildings = 130 Sq Ft/12 Sq M**  
**Balcony external area = 54 Sq Ft/5 Sq M**  
**Total = 1878 Sq Ft/174 Sq M**



**Ground Floor**



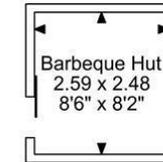
**First Floor**



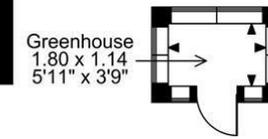
**Second Floor**



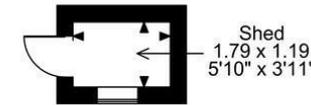
**Shed**  
1.50 x 1.00  
4'11" x 3'3"



**Barbeque Hut**  
2.59 x 2.48  
8'6" x 8'2"



**Greenhouse**  
1.80 x 1.14  
5'11" x 3'9"



**Shed**  
1.79 x 1.19  
5'10" x 3'11"

**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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