



**7 Falcon Green, Larkfield, Aylesford, ME20 6JN**  
**Offers Over £310,000**

A modern three bedroom house, located in the popular area of Larkfield. The property also benefits from being walking distance to the local primary schools. Situated back from the road and around a small green there is a private feel to the area.

The accommodation comprises entrance, bright and spacious living room and modern fitted open plan kitchen diner with access out the rear garden.

Upstairs this home offers three well proportioned bedrooms with built in wardrobes in the two main rooms, whilst the third bedroom is still a very good size and a modern family bathroom.

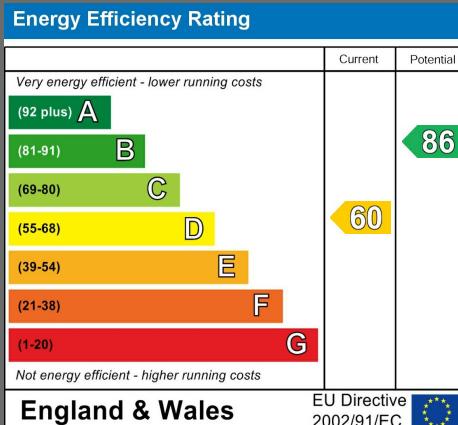
Externally there is a large garden to the front, rear garden that is partly decked and rear access that leads to the garage.

This property is ideal for a growing family.

Viewing is highly recommended.

EPC RATING D

- **Spacious Terrace House**
- **3 Good Sized Bedroom**
- **Modern Fitted Kitchen**
- **Excellent Location**
- **Good Sized Garden**
- **Near By To Local Schools**
- **Garage En Bloc**
- **Generous Sized Lounge**





## 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.

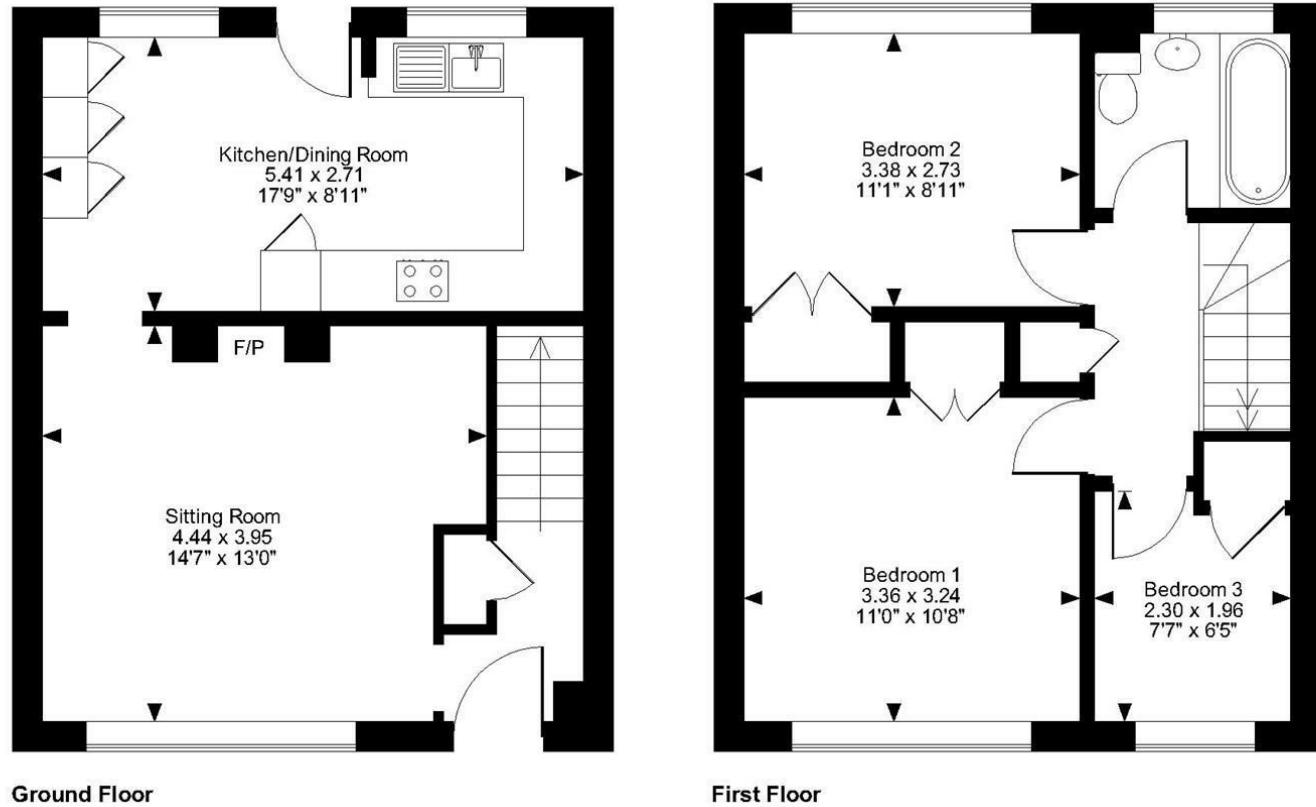
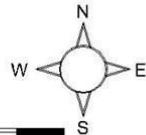
For education there is a comprehensive range of primary, grammar and private educational opportunities. For more schools information please visit [www.kent-pages.co.uk/education](http://www.kent-pages.co.uk/education) or ask for a Page & Wells Key Facts for Buyers Guides.

## ADDITIONAL INFORMATION

3 Bedroom House  
Set Back Positioning  
Garage En Block  
Modern Kitchen/Diner  
Council Tax Band C  
EPC Rating D



**Falcon Green, Larkfield, Aylesford**  
**Approximate Gross Internal Area**  
**793 Sq Ft/74 Sq M**



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