



122 The Lakes, Larkfield, ME20 6FY
Offers Over £500,000




NO ONWARD CHAIN - Fabulous **DETACHED FAMILY HOME** set in the attractive **Leybourne Lakes** development. **BEAUTIFUL LAKESIDE WALKS** are just moments from your doorstep with its new water sports centre and cafe centre. You are conveniently located for access to the **M20** and **M2** and are within close proximity to multiple train stations. There are an extensive range of shops and amenities all within easy reach. This really is a fantastic location.

Internally the accommodation comprises entrance hall, modern kitchen, dining room, living room open plan to conservatory, study, utility room and cloakroom. To the first floor is master bedroom with ensuite shower room and built in wardrobes, second bedroom also with built in wardrobes and two further bedroom and family shower room.

Externally to the front is a blocked paved driveway and to the rear a well stocked garden with summer house.

- **NO ONWARD CHAIN**
- **Detached House**
- **4 Bedrooms**
- **2 Bathrooms**
- **3 Reception Rooms**
- **Utility & Cloakroom**
- **Attractive Rear Garden with Summerhouse**
- **Driveway for 2 Cars**
- **Lakeside Walks on your Doorstep**
- **Convenient Location**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(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 	





LOCAL AREA INFORMATION FOR LEYBOURNE

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

For recreation you have all the Lakes has to offer and just a few minutes drive the local leisure centre. There are a good range of shops and eateries at nearby Larkfield and West Malling. You have a Tesco Extra opposite the Lakes.

For the commuter Junction 4 of the M20 gives access to the motorway network, London Docklands, Gatwick, Heathrow, City and Stansted airports, the Channel Tunnel, Ashford and Ebbsfleet International stations and Bluewater Shopping Centre. There is a mainline train station at nearby West Malling. Maidstone, Tonbridge and Sevenoaks all provide an excellent and comprehensive range of educational, recreational and shopping facilities together with further mainline stations serving London Bridge, Cannon Street, Charing Cross and Victoria.

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.

ROOM SIZES

Entrance Hall
Cloakroom
Kitchen: 12'8 x 7'1
Dining Room: 10'7 x 8'1
Utility Room: 8'1 x 5'4
Study: 8'11 x 8'11
Lounge: 14'0 x 11'4
Conservatory: 11'1 x 9'10

Bedroom 1: 11'10 x 10'4
En-Suite Shower Room
Bedroom 2: 10'5 x 10'5
Bedroom 3: 10'1 x 8
Bedroom 4: 8'1 x 6'8
Bathroom

ADDITIONAL INFORMATION

Freehold
Council Tax Band F
EPC Rating - TBC
Double Glazing
Gas Central Heating (new boiler in 2018)
Estate Service Charge - £395pa(for 2022)



Awaiting Floor Plan

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