



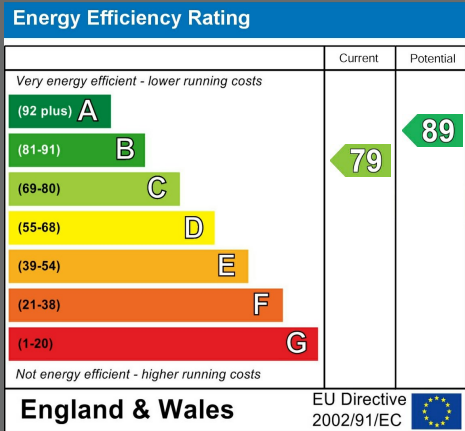
95 The Lakes, Larkfield, ME20 6SJ
Offers Over £400,000

A well proportioned and BEAUTIFULLY PRESENTED town house set in the attractive Leybourne Lakes development. LOVELY LAKESIDE WALKS are a stone throw from your doorstep and VIEWS can be enjoyed from the upper floors of the home. This homes BOASTS a GARAGE and 2 PARKING SPACES. You are conveniently located for access to the M20 and M2, are within close proximity to multiple train stations and have an extensive range of shops and amenities all within easy reach (including a Tesco superstore near the entrance to the development).

Internally the accommodation comprises entrance hall, cloakroom, modern kitchen, reception room with doors to garden. To the first floor is a double bedroom, bathroom and sitting room with balcony looking towards the lake. To the second floor is the master bedroom with built in wardrobes, en suite and a wonderful lake view and further double bedroom.

Externally the property offers a low maintenance, landscaped rear garden (the shielding seen on the fence is a cat enclosure and can be removed). There is an allocated parking space to the rear, a space to the front and a garage en block.

- Beautifully Presented Townhouse
- Three Bedrooms
- Master Bedroom with En Suite
- Two Receptions Rooms
- Ground Floor Cloakroom/Wc
- Balcony
- Garage En Block (with power & light)
- Excellent Parking (2 spaces)
- Views to Lake from Master Bed & Living Room
- Landscaped Low Maintenance Rear Garden





LOCAL AREA INFORMATION FOR LEYBOURNE

Leybourne Lakes is a sought after area thanks to its convenient access to so many things. There are 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 recreation you have the onsite water sports centre and cafe, beautiful lakeside walks and play park. A short distance away is Larkfield leisure centre.

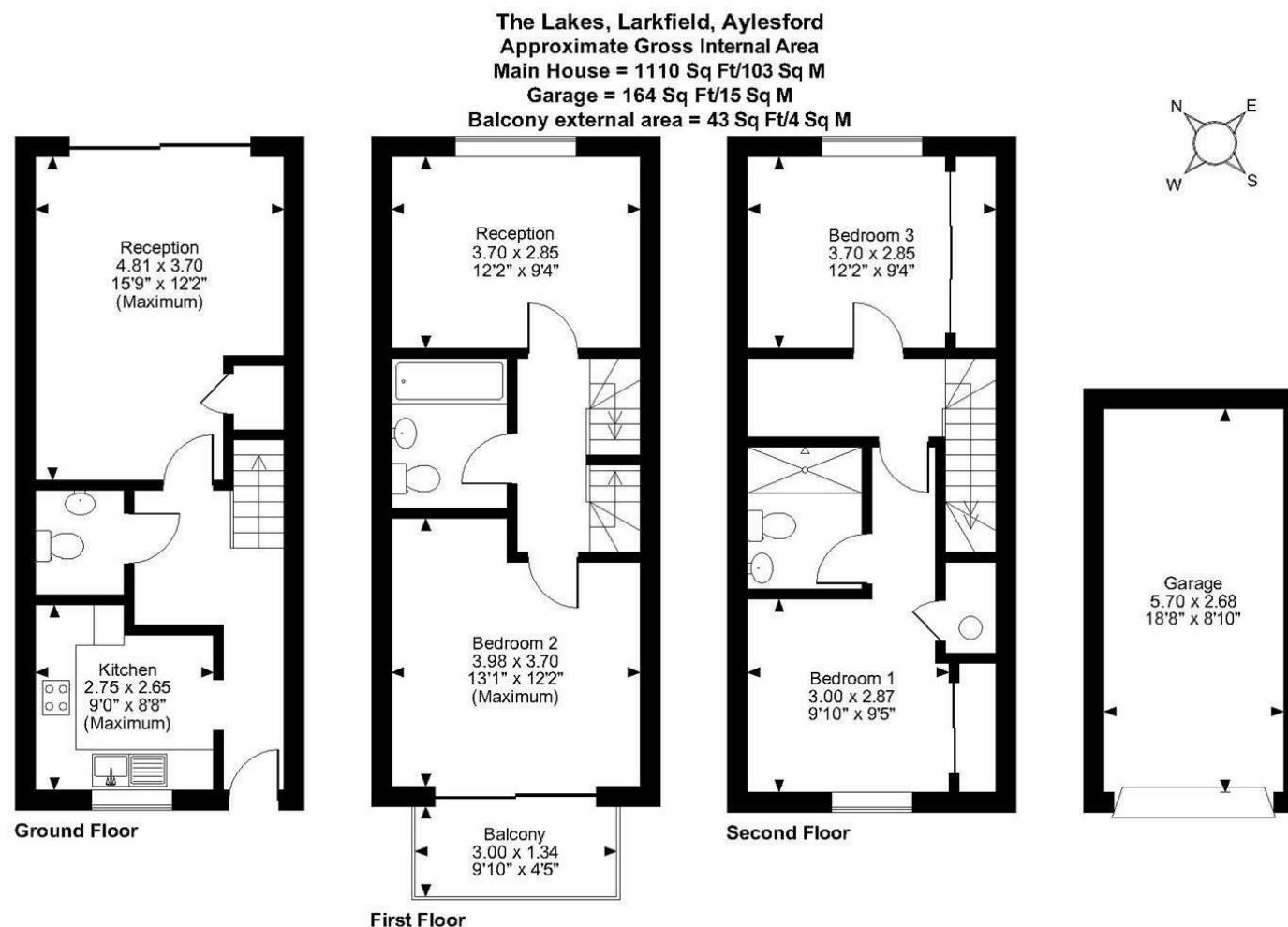
For the commuter Junction 4 of the M20 gives access to the motorway network. There is a mainline train station at nearby West Malling (with fast services to London Victoria and London Charing Cross). Maidstone, Tonbridge and Sevenoaks all provide an excellent and comprehensive range of educational, recreational 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 or ask for a Page & Wells Key Facts for Buyers Guides.

ADDITIONAL INFORMATION

Freehold
Council Tax Band E
EPC Rating C
UPVC Double Glazing
Gas Central Heating (regularly serviced)
Estate Management Charge £75 Approx. PM





First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8549418/TOW

Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

