



**Marsh Way, Larkfield, Aylesford, ME20 6RX**  
**Offers Over £400,000**

Page & Wells are delighted to present this beautifully presented three-bedroom semi-detached home, ideally situated on Marsh Way in the sought-after area of Larkfield.

Thoughtfully designed for modern family living, the property boasts a spacious lounge to the front and an impressive open-plan kitchen/diner to the rear—featuring a stylish, newly fitted kitchen installed within the last year. A convenient downstairs cloakroom completes the ground floor.

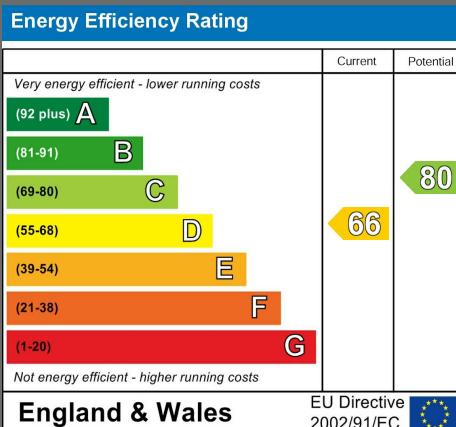
Upstairs, the home offers three generously sized bedrooms and a sleek, contemporary family bathroom, complete with both a bathtub and a separate shower.

Externally, the property benefits from a generous driveway, an attached garage, and a low-maintenance rear garden with a raised patio—perfect for entertaining or relaxing.

The home also offers excellent potential to extend into the garage (subject to the necessary planning consents), making it ideal for buyers looking for future flexibility.

Important to note is the extensive replastering throughout the house offering further benefit to this lovely house. This is a fantastic opportunity to secure a move-in-ready home in a desirable location. Early viewing is highly recommended to avoid disappointment.

- Well Presented Semi Detached House
- Replastered Throughout
- Three Bedrooms
- Newly Fitted Kitchen
- Downstairs Cloakroom
- Family Bathroom with Separate Shower
- Large Driveway and Garage
- EPC Rating D
- Council Tax Band C





## 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

Freehold

Brick Built

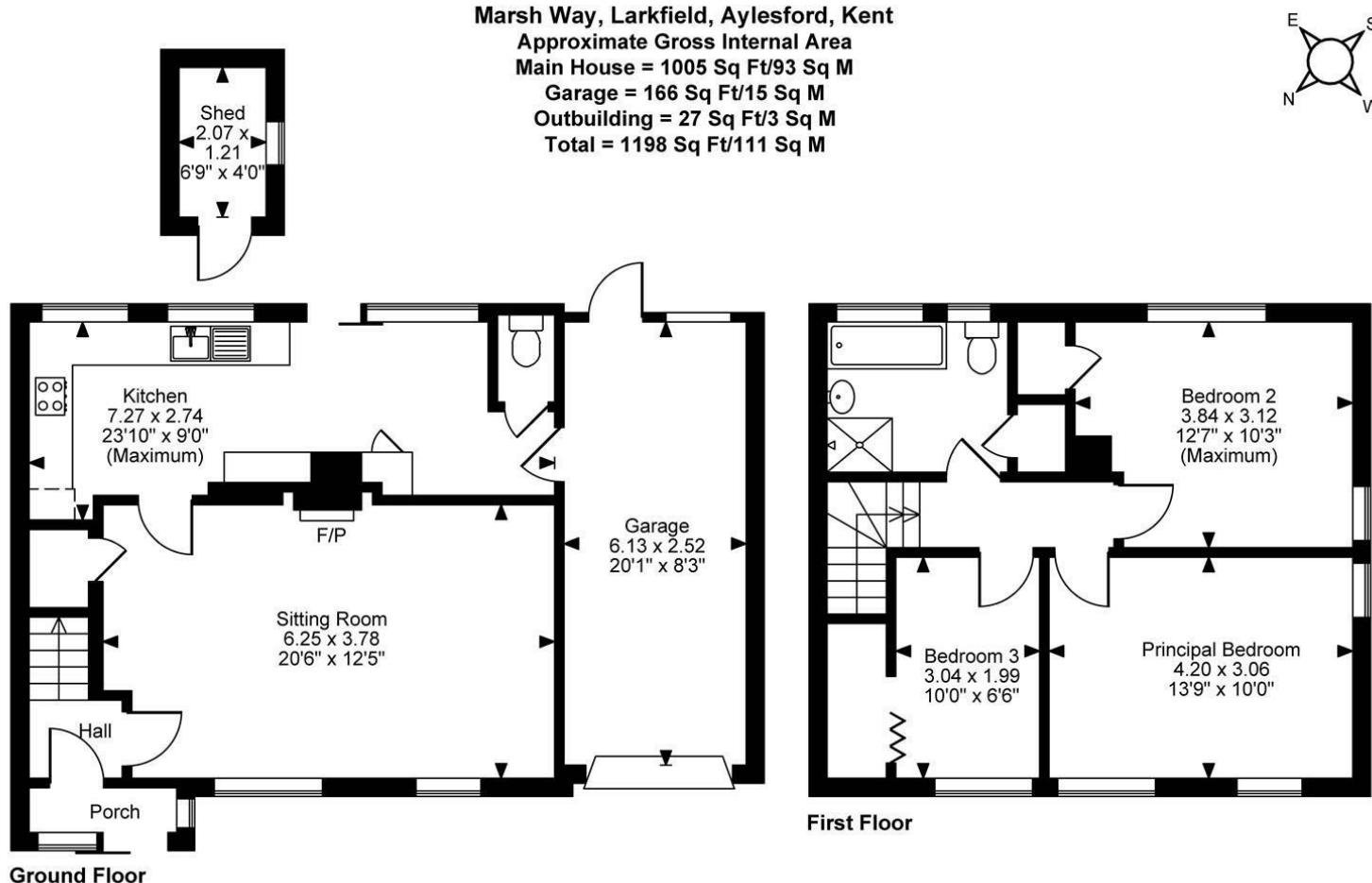
Council Tax Band C

EPC Rating D

UPVC Double Glazing

Gas Central Heating





**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8650248/SS

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 prefix EAA are those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

