



**Price**  
**£330,000**

**Freehold**

3x  2x  1x 

**Sassoon Close,  
Larkfield, Aylesford,  
Kent, ME20**

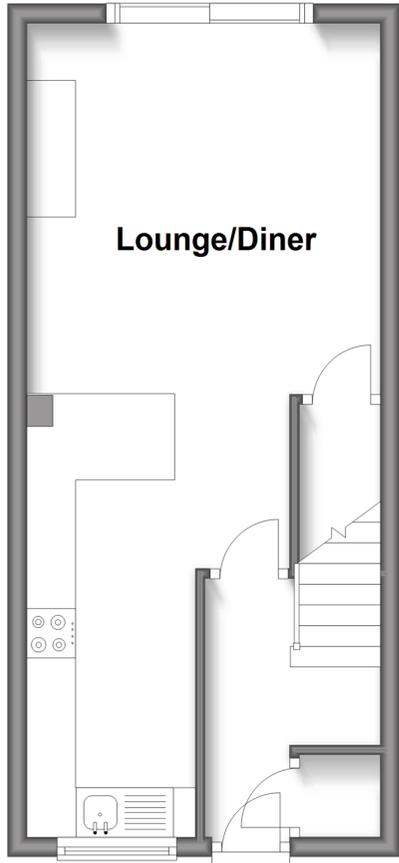
**OVER 60?**

Secure this property  
for up to **59% less!**

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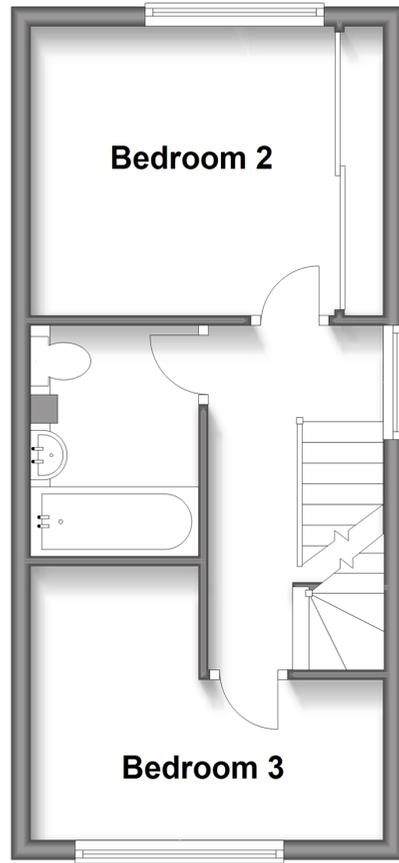
## Ground Floor

Approx. 29.8 sq. metres (321.2 sq. feet)



## First Floor

Approx. 29.6 sq. metres (318.9 sq. feet)



## Second Floor

Approx. 19.6 sq. metres (211.1 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Kitchen: 10'6 x 5'7 (3.20m x 1.70m)

Lounge/Diner: 16'0 up to door well x 11'8 (4.88m x 3.56m)

### FIRST FLOOR

Landing

Bedroom 2: 11'9 into fitted wardrobes x 9'7 (3.58m x 2.92m)

Bedroom 3: 11'9 (3.58m) x 9'1 (2.77m) narrowing to 5'1 (1.55m)

Bathroom

### SECOND FLOOR

Landing

Bedroom 1: 12'9 into recess (3.89m) narrowing to 9'6 (2.90m) x 10'9 (3.28m)

En-Suite Bathroom

### OUTSIDE

Front & Rear Gardens

Garage En-Bloc



## Main features

- Immaculate throughout - simply move in & relax
- Stunning fitted kitchen - making cooking a pleasure
- Sociable lounge/diner - perfect for entertaining & for today's lifestyle
- All bedrooms are a great size - no box rooms here
- Soak up the sun in the private rear garden that's perfect for barbecues & ideal for children to play



### Nearest Schools

Primary Schools: St James the Great Primary and Nursery School 1.1 miles, Snodland CofE Primary 1.3 miles, More Park Catholic Primary 1.3 miles. Secondary Schools: Holmesdale Technology College 1.7 miles, Grange Park School 2.0 miles, The Malling School 2.2 miles



### Transport Information

Train Stations: New Hythe 1.5 miles, West Malling 1.6 miles, Snodland 2.4 miles



### Address

Sassoon Close, Larkfield, Aylesford, Kent, ME20



### Directions

For directions to this property please contact us.



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Call Larkfield Branch 01732 847877 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT: C(69) POTENTIAL: B(86)

12921579/20240415/CK/RT