



Guide Price
£415,000

Freehold

4x  2x  1x 

**New Hythe Lane,
Larkfield, Kent, ME20**

OVER 60?

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



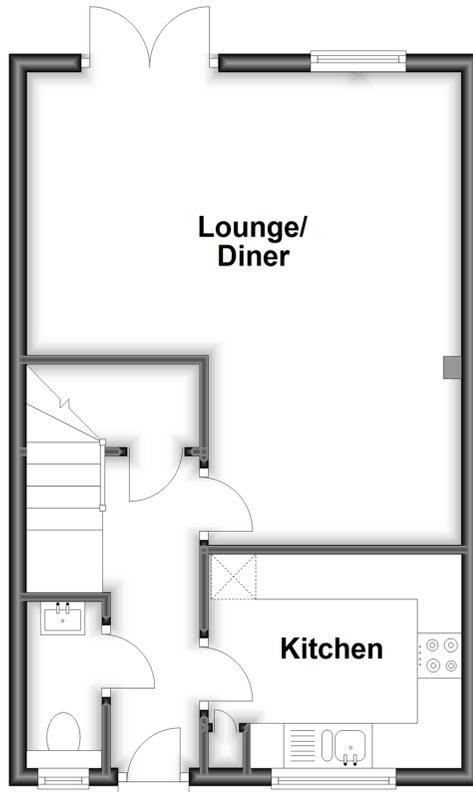
Video Tour available

Wards

Helping you move forwards

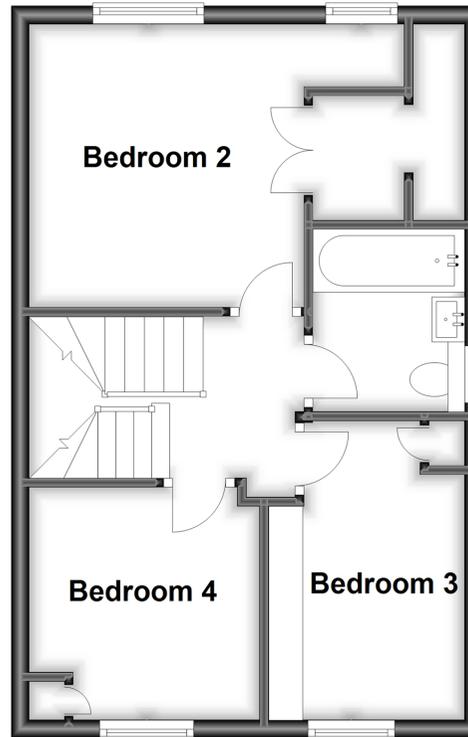
Ground Floor

Approx. 38.1 sq. metres (409.6 sq. feet)



First Floor

Approx. 38.5 sq. metres (414.3 sq. feet)



Second Floor

Approx. 24.8 sq. metres (267.2 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Cloakroom

Kitchen: 9'3 x 7'8 (2.82m x 2.34m)

Lounge/Diner: (L-shaped) 17'3 x 16'0 (5.26m x 4.88m) plus 10'5 x 9'4 (3.18m x 2.85m)

FIRST FLOOR

Landing

Bedroom 2: 13'10 at widest point (4.22m) narrowing to 10'1 (3.08m) x 10'4 (3.15m)

Bedroom 3: 10'9 into fitted wardrobes x 7'3 (3.28m x 2.21m)

Bedroom 4: 8'5 into fitted wardrobes x 8'4 (2.57m x 2.54m)

Bathroom

SECOND FLOOR

Landing

Bedroom 1: 15'9 into fitted wardrobes x 9'4 (4.80m x 2.85m)

Shower Room

OUTSIDE

Front & Rear Gardens

Driveway & Garage

Summerhouse: 8'3 x 7'9 (2.52m x 2.36m)



Main features

- Extended home that's perfect for a family with a toilet on every floor
- Stunning top floor bedroom with the luxury of your own shower room
- Parking is easy with your own driveway & garage to the rear of the property
- A summerhouse in the garden gives you the perfect opportunity to work from home
- Excellent amenities & commuter links & close by



Nearest Schools

Primary Schools: Brookfield Junior School 0.7 miles, Lunsford Primary 0.7 miles, St Peter's C of E Primary 1.4 miles. Secondary Schools: The Malling School 1.5 miles, Holmesdale Technology College 1.9 miles, Aylesford School 2.1 miles



Transport Information

Train Stations: New Hythe 0.7 miles, Aylesford 1.9 miles, East Malling 2.0 miles



Address

New Hythe Lane, Larkfield, Kent, ME20



Directions

For directions to this property please contact us.



Wards
Helping you move forwards

Call Larkfield Branch 01732 847877 ■ 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.



EPIC RATING
CURRENT: **C(74)** POTENTIAL: **C(79)**

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