



**Guide Price**  
**£415,000**

**Freehold**

4x  2x  1x 

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

**OVER 60?**

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



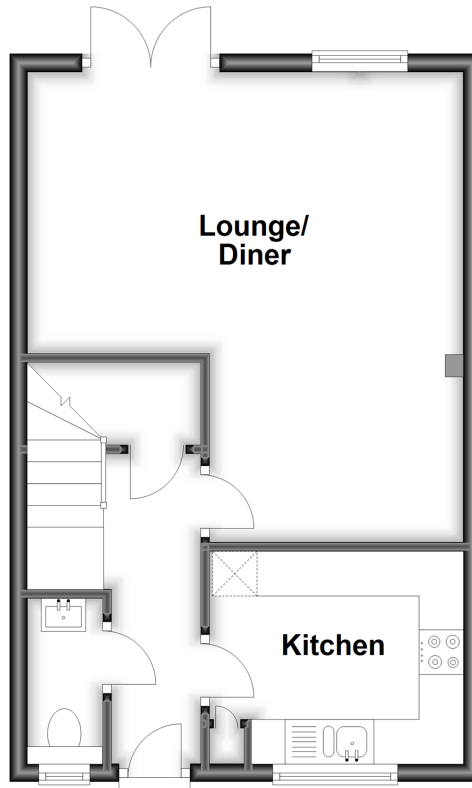
**Video Tour available**

*Wards*  
Helping you move forwards



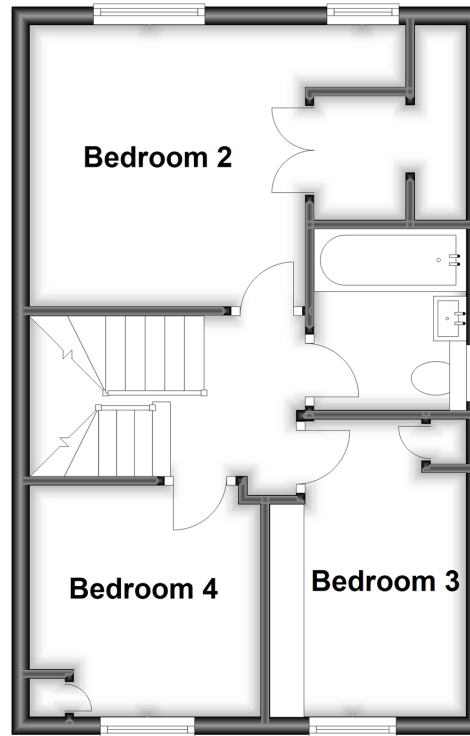
## Ground Floor

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



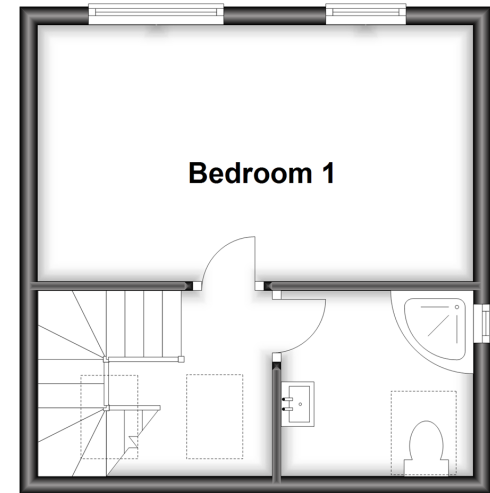
## First Floor

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](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.



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