



**OVER 60?**

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

**Price**  
**£425,000**

**Freehold**

3x  2x  2x 

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

*Wards*  
Helping you move forwards



## Main features

- Work from home with ease in the study & save the cost of commuting
- Stunning kitchen/diner - great for entertaining
- Handy ground floor cloakroom
- Stunning views of Leybourne Lakes to enjoy
- Commuting is easy - short walk to a rail station & good access to the M20

## Accommodation

### GROUND FLOOR

- Entrance Hall
- Cloakroom
- Study: 11'2 x 7'10 (3.41m x 2.39m)
- Lounge: 17'7 x 15'5 (5.36m x 4.70m)
- Kitchen/Diner: 20'1 x 12'1 (6.13m x 3.69m)

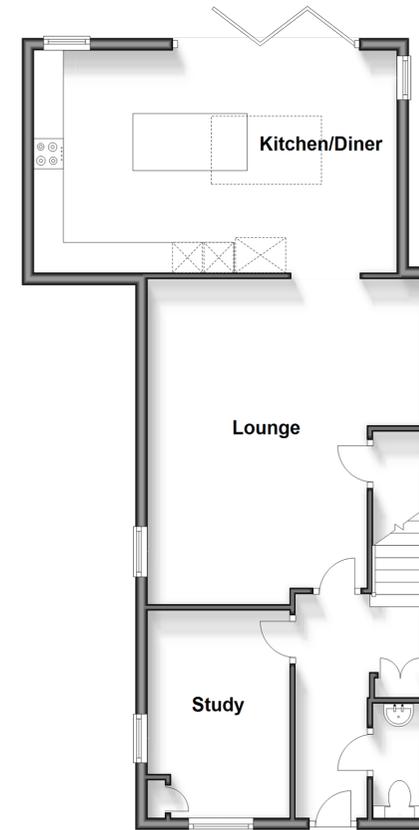
### FIRST FLOOR

- Landing
- Bedroom 1: 11'6 x 9'7 up to fitted wardrobes (3.51m x 2.92m)
- En-Suite Shower Room
- Bedroom 2: 11'3 x 8'0 (3.43m x 2.44m)
- Bedroom 3: 7'11 x 6'11 (2.41m x 2.11m)
- Bathroom

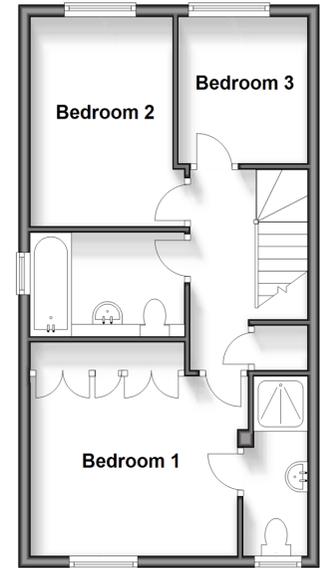
### OUTSIDE

- Front & Rear Gardens
- 2 Allocated Parking Spaces

**Ground Floor**  
Approx. 695.9 sq. feet



**First Floor**  
Approx. 444.9 sq. feet



**Call Larkfield - 01732 847877 ■ [wardsof Kent.co.uk](http://wardsof Kent.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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