



**Price**  
**£400,000**

**Freehold**

3x  1x  1x 

**Maple Close, Larkfield,  
Aylesford, Kent, ME20**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Extended & well presented throughout with no forward chain
- Useful ground floor cloakroom
- Single detached garage - great for storage & hobbies
- Perfect location for commuters - easy access to M20 & good rail links
- Excellent amenities, schools & leisure facilities close by

## Accommodation

### GROUND FLOOR

Entrance Hall

Cloakroom

Lounge: 19'10 x 11'5 (6.05m x 3.48m)

Dining Area: 10'6 x 8'9 (3.20m x 2.67m)

Kitchen: 10'1 x 8'9 (3.08m x 2.67m)

Utility Area: 8'2 x 5'11 (2.49m x 1.80m)

### FIRST FLOOR

Landing

Bedroom 1: 11'3 x 10'9 (3.43m x 3.28m)

Bedroom 2: 10'9 x 8'3 (3.28m x 2.52m)

Bedroom 3: 8'9 x 7'10 (2.67m x 2.39m)

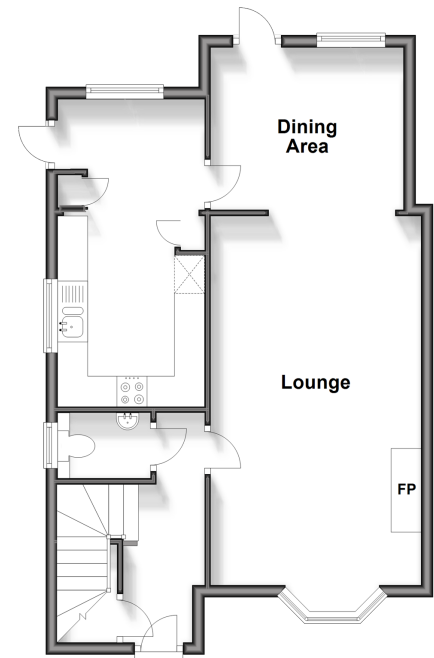
Bathroom

### OUTSIDE

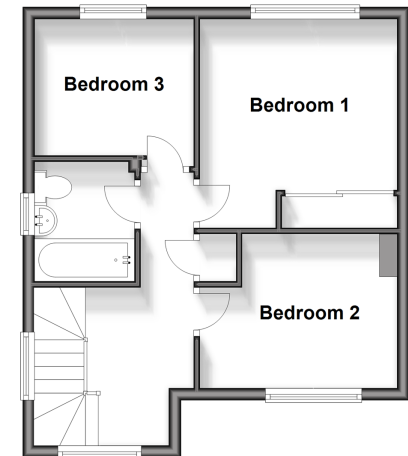
Front, Side & Rear Gardens

Driveway & Garage

**Ground Floor**  
Approx. 52.6 sq. metres (566.6 sq. feet)



**First Floor**  
Approx. 39.3 sq. metres (423.2 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.



12932635/20240416/CK/JT