



**Price**  
**£435,000**

**Freehold**

4x  1x  2x 

**Oak Drive, Larkfield,  
Kent, ME20**

**OVER 60?**

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



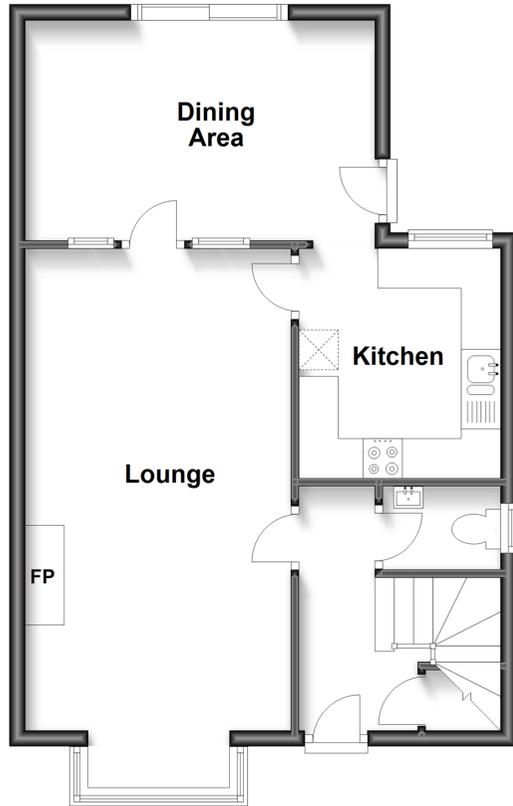
Video Tour available

*Wards*

Helping you move forwards

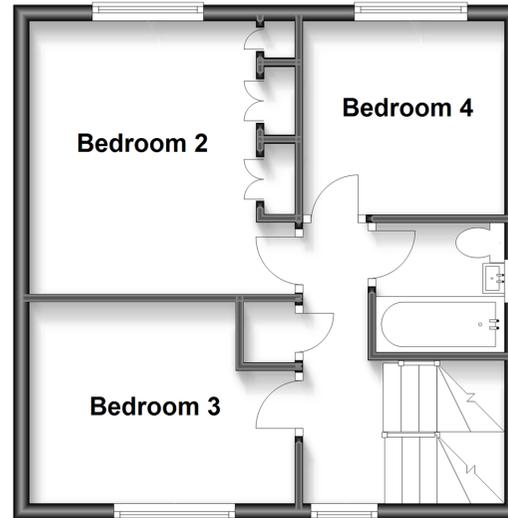
## Ground Floor

Approx. 50.1 sq. metres (539.0 sq. feet)



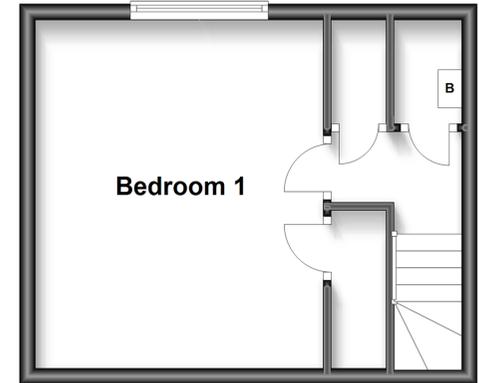
## First Floor

Approx. 36.7 sq. metres (394.7 sq. feet)



## Second Floor

Approx. 23.8 sq. metres (256.2 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Cloakroom

Lounge: 22'3 x 11'1 (6.79m x 3.38m)

Dining Area: 14'7 x 9'0 (4.45m x 2.75m)

Kitchen: 9'5 x 8'4 (2.87m x 2.54m)

### FIRST FLOOR

Landing

Bedroom 2: 11'4 x 10'10 into fitted wardrobes (3.46m x 3.30m)

Bedroom 3: 8'9 (2.67m) x 7'11 (2.41m) narrowing to 6'10 (2.08m)

Bedroom 4: 10'10 x 8'2 (3.30m x 2.49m)

Bathroom

### SECOND FLOOR

Landing

Bedroom 1: 13'11 x 12'4 (4.24m x 3.76m)

### OUTSIDE

Front & Rear Gardens

Driveway & Garage



## Main features

- Beautifully presented family home in a great location
- The dining area is perfect for entertaining & for working from home
- The loft has been converted creating a wonderful bright & spacious bedroom
- Relax in the lovely sunny garden - a gardeners paradise
- Easy walk to good schools, doctors & shops



### Nearest Schools

Primary Schools: Brookfield Junior School 0.4 miles, Lunsford Primary 0.4 miles, Ditton C of E Junior School 0.9 miles. Secondary Schools: The Malling School 1.1 miles, Aylesford School 1.4 miles, Grange Park School 2.8 miles



### Transport Information

Train Stations: Aylesford 1.2 miles, New Hythe 1.5 miles, Barming 1.9 miles



### Address

Oak Drive, 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.

EPC RATING

CURRENT: D(56) POTENTIAL: C(79)

12933637/20230206/AM/RT