



Offers In  
Excess Of  
**£500,000**  
Freehold

4x  2x  3x 

The Lakes, Larkfield,  
Aylesford, Kent, ME20



Video Tour available

*Wards*  
Helping you move forwards



## Main features

- Relax & unwind in the bright glazed sitting area
- An en-suite shower room, a shower room & a cloakroom adds a touch of luxury & makes family life easy
- Work from home with ease in the study
- Wonderful lakeside walks from your doorstep
- Excellent transport links & amenities only a short stroll away

## Accommodation

### GROUND FLOOR

Entrance Hall  
Cloakroom  
Kitchen: 12'9 x 7'1 (3.89m x 2.16m)  
Dining Room: 11'3 x 8'2 (3.43m x 2.49m)  
Utility Room: 8'1 x 5'4 (2.47m x 1.63m)  
Study: 9'7 x 8'11 (2.92m x 2.72m)  
Lounge: 14'0 x 11'4 (4.27m x 3.46m)  
Glazed Sitting Area: 14'1 x 11'4 (4.30m x 3.46m)

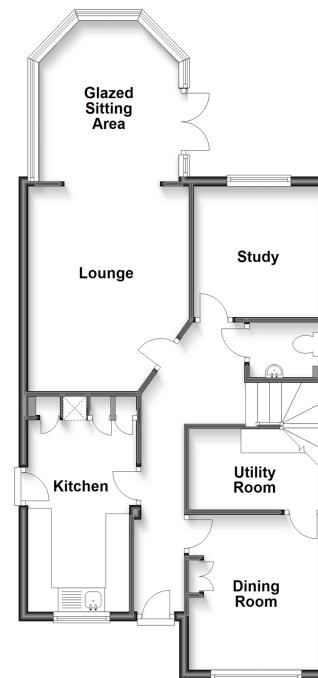
### FIRST FLOOR

Landing  
Bedroom 1: 11'10 x 10'4 (3.61m x 3.15m)  
En-Suite Shower Room  
Bedroom 2: 10'6 x 10'5 (3.20m x 3.18m)  
Bedroom 3: 10'1 x 7'11 up to fitted wardrobes (3.08m x 2.41m)  
Bedroom 4: 8'1 x 6'9 (2.47m x 2.06m)  
Shower Room

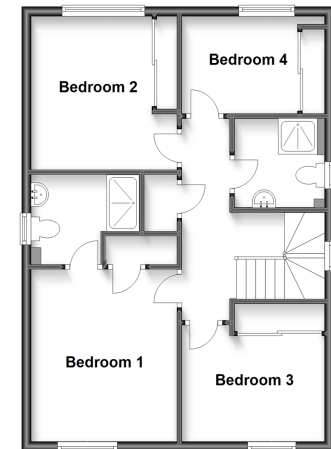
### OUTSIDE

Front & Rear Gardens  
Driveway

**Ground Floor**  
Approx. 69.1 sq. metres (743.4 sq. feet)



**First Floor**  
Approx. 56.2 sq. metres (605.3 sq. feet)



**Call Larkfield - 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



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