



## Woodpecker Road

Larkfield, Aylesford ME20 6JR

- Three Bedroom Semi-Detached Family Home
  - New Soffits and Fascias
- Modern and Contemporary Throughout
  - Downstairs W/C and Shower
- Open Plan Kitchen / Diner
  - Fantastic Views
- Popular 'Birds' Development
  - Garage En Bloc

**£375,000 Freehold**

Local Authority  
Council Tax Band C  
EPC Rating C



### Woodpecker Road, Larkfield, Aylesford, ME20

Approximate Area = 838 sq ft / 77.8 sq m  
Garage = 149 sq ft / 13.8 sq m  
Total = 987 sq ft / 91.6 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © n3cheom 2024.  
Produced for Simon Miller & Company. REF: 1217205

#### Mailing Office

777 London Road, Larkfield, Aylesford,  
Kent, ME20 6DE

#### Contact

01732 875706  
larkfieldsales@simonmiller.co.uk  
<https://simonmiller.co.uk/>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

