



## Bates Close

Larkfield, Aylesford ME20 6TG

- CHAIN FREE !
- Garage En-Bloc
- Bright and Airy Throughout
- South Facing Rear Garden
- Two Double Bedroom Terraced Home
- Ideal First Time Buy
- Within Close Proximity Of Amenities
- New Boiler 2024 With 10 Year Guarantee

**£299,999 Freehold**



Local Authority  
Council Tax Band C  
EPC Rating C

## Bates Close, Larkfield, Aylesford, ME20

Approximate Area = 661 sq ft / 61.4 sq m

Garage = 133 sq ft / 12.3 sq m

Total = 794 sq ft / 73.7 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). © nichcom 2025. Produced for Simon Miller & Company. REF: 1236818

### Malling Office

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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.

