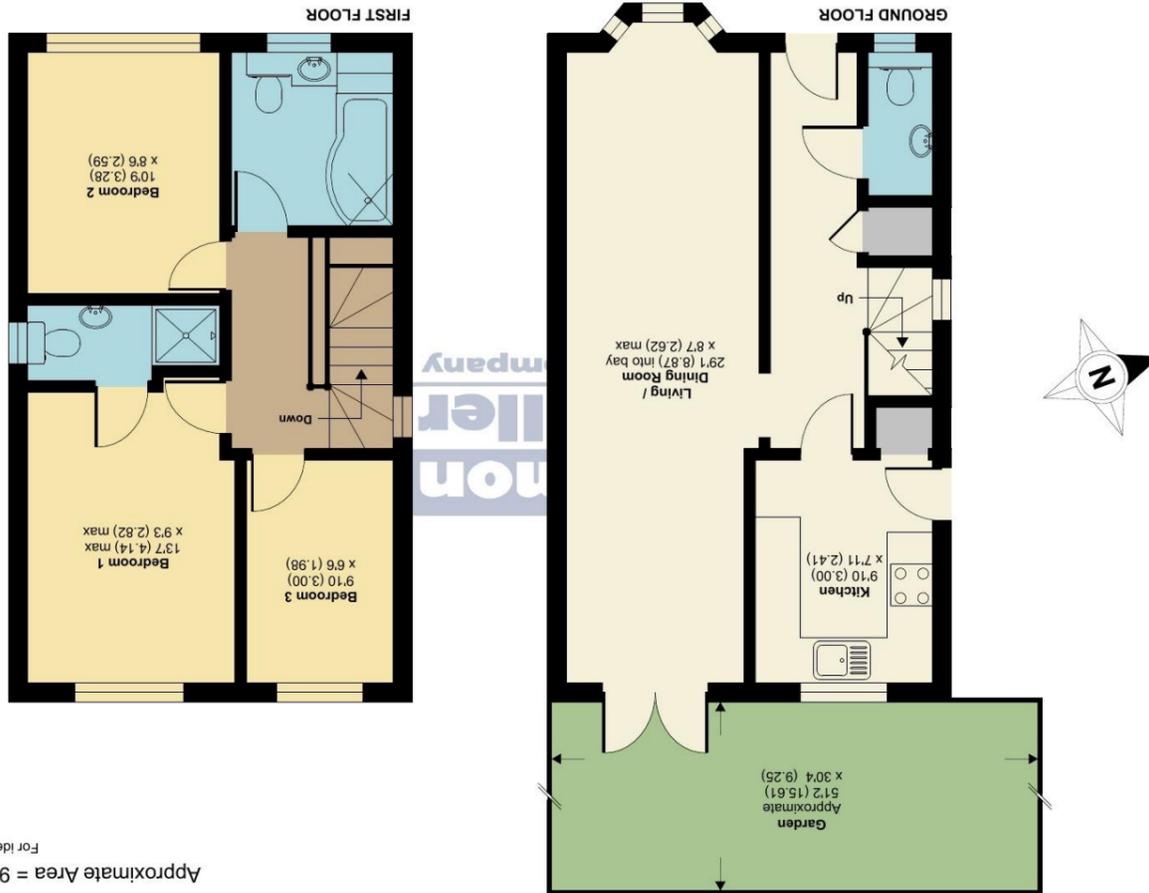


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Simon Miller & Company. REF: 1216605



Approximate Area = 904 sq ft / 83.9 sq m
For identification only - Not to scale

Brookfield Avenue, Larkfield, Aylesford, ME20

1C Brookfield Avenue, Larkfield, Kent, ME20 6RT

ASKING PRICE: £450,000
EPC RATING: C





Situated on a sought-after corner plot on Brookfield Avenue, this modern and contemporary three-bedroom detached home offers stylish and spacious living, perfect for families. Its prime location ensures convenience, with Larkfield Leisure Centre, local schools, and amenities all within walking distance, alongside excellent motorway links to London, the coast, and mainline train stations. The property features a private driveway to the front, providing ample parking for multiple vehicles, complemented by the convenience of an EV charging point. Inside, the home is immaculately presented. The ground floor welcomes you with a spacious entrance hallway leading to a downstairs cloakroom. The open-plan lounge and dining area is a highlight, bathed in natural light and featuring patio doors that open onto the rear garden, seamlessly blending indoor and outdoor living. The kitchen is designed with practicality in mind, offering ample storage and functionality to meet the needs of modern living. Upstairs, there are three generously sized bedrooms. The master bedroom boasts a luxurious en-suite shower room finished to a high specification, while the family bathroom is equally impressive, offering both bath and shower facilities. Outside, the property benefits from an extended rear garden, made possible by the owner's purchase of an additional parcel of land, now included on the title. The garden is ideal for entertaining, featuring a raised decking area and a fantastic outdoor kitchen for summer gatherings. The remainder of the garden is laid to lawn, providing a versatile and inviting outdoor space. This beautiful home combines modern comforts with an enviable location, making it a must-see for any discerning buyer. Arrange your viewing today!

**Freehold
EPC: C
Council Tax: D
Standard & Superfast Fibre Broadband Available Now, Ultrafast Full Fibre Planned Before December 2026**



- **MODERN AND CONTEMPORARY THROUGHOUT**
- **DESIRABLE CORNER PLOT**
- **EXTENDED REAR GARDEN**

- **DOWNSTAIRS CLOAKROOM**
- **MASTER BEDROOM WITH SLEEK EN SUITE**
- **PRIVATE DRIVEWAY WITH EV CHARGER**

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Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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