



Approximate Area = 1029 sq ft / 95.5 sq m  
Garage = 208 sq ft / 19.3 sq m  
Total = 1237 sq ft / 114.8 sq m

**The Ferns, Larkfield, Aylesford, ME20**

For identification only - Not to scale



**41 The Ferns, Larkfield, Kent, ME20 6NF**

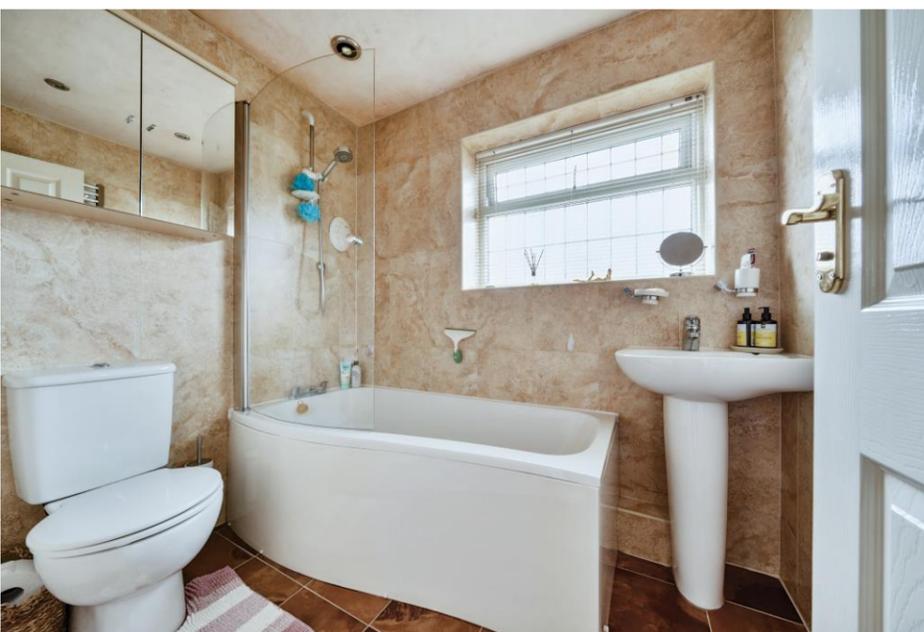
**ASKING PRICE: £425,000**  
**EPC RATING: C**





**Nestled in a quiet cul-de-sac on the ever-popular Trees development in Larkfield, this beautifully presented four-bedroom semi-detached house offers the perfect family home. With excellent curb appeal, a generous driveway for three cars, and a garage, this home ticks all the boxes for family living. Inside, you're welcomed by a bright entrance hallway with a handy downstairs WC. The spacious living room at the front of the home features a charming bay window that floods the space with natural light. The open-plan layout connects the living and dining areas, creating an ideal setting for entertaining or relaxing with the family. The separate, modern kitchen offers ample storage and preparation space for any keen cook. Upstairs, the property boasts three double bedrooms and one single room. The standout master bedroom, which forms part of the extension above the garage, is impressively spacious and offers exciting potential—whether you're looking to create a fifth bedroom, home office, or an en-suite bathroom. A well-appointed family bathroom completes the upper floor, featuring both a shower and a bath. Externally, the home continues to impress with a private, wrap-around garden that's been well maintained. Whether you're looking to grow your own vegetables or simply enjoy a peaceful outdoor retreat, this space offers flexibility and side access for added convenience. Ideally located close to supermarkets, shops, leisure centres, and public transport routes, this property is perfect for families looking for a well-connected and comfortable home in a highly desirable area.**

**Freehold  
EPC: C  
Council Tax: D  
Full Fibre Broadband Available Now**



- **INSTANT CURB APPEAL**
- **DRIVEWAY & GARAGE**
- **GOOD CONDITION THROUGHOUT**

- **EXTENDED OVER THE GARAGE**
- **DOWNSTAIRS WC**
- **POPULAR 'TREES DEVELOPMENT'**

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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.

777-779 LONDON ROAD, LARKFIELD, AYLESFORD, KENT, ME20 6DE | 01732 875 706 | LARKFIELDSALES@SIMONMILLER.CO.UK