



437 Lunsford Lane, Larkfield, Kent, ME20 6JA

ASKING PRICE: £775,000
EPC RATING: C





This generously proportioned four-bedroom home is perfectly suited for a growing or multi-generational family seeking both comfort and versatility. Set in a desirable residential area, the property offers a wealth of internal space, thoughtful layout, and excellent access to local amenities and transport links.

Inside, the home boasts two well-sized double bedrooms, including a luxurious master suite complete with its own dressing area and private en-suite bathroom—ideal for those who appreciate a touch of added privacy and convenience. The remaining bedrooms provide ample space for children, guests, or even a home office setup.

At the heart of the home is a spacious open-plan kitchen and dining area, a fantastic setting for family meals or entertaining guests. This area flows seamlessly into the garden, as does the adjoining sitting room, creating a natural extension of living space into the outdoors. There are also two separate reception rooms, offering flexible space for a playroom, study, or formal lounge. A handy utility room and two downstairs WCs complete the practical ground floor layout.

Step outside and you'll find a beautifully landscaped garden designed with entertaining in mind. Mature trees provide privacy in the warmer months, while the layout creates a perfect space for social gatherings. The bricked outdoor bar area has been a much-loved feature by the current owners, hosting everything from casual BBQs to celebratory occasions.

One of the standout features of this property is the self-contained two-bedroom annex. Ideal for extended family, teenage children seeking independence, or even running a business from home, it adds exceptional flexibility to suit a range of lifestyles.

The front of the property offers a generous driveway with ample off-road parking, as well as a well-maintained front garden with further potential for additional parking, if required.

Location-wise, the home couldn't be better placed. Just a short stroll away is the scenic Leybourne Lakes Country Park, perfect for walks, cycling, and family days out. A 24-hour Tesco Superstore is conveniently nearby, and New Hythe train station offers quick access to Maidstone and high-speed services into London. The M20 and M26 motorways are also easily accessible, making commuting straightforward. Families will appreciate the excellent choice of local schools, including two highly regarded primary schools within easy reach. The grammar schools in Maidstone are easily accessible by public transport, making this a practical and attractive option for those with school-aged children.

With its spacious layout, versatile annex, fantastic outdoor space, and prime location, this property ticks all the boxes for a family looking to settle into a long-term home.

**Freehold
Council Tax; F
EPC; C
Full Fibre Broadband Not Yet Available**



- **CHAIN FREE!!**
- **FOUR BEDROOM FAMILY HOME WITH DETACHED TWO BEDROOM SELF CONTAINED ANNEX**

- **WITHIN WALKING DISTANCE OF LEYBOURNE LAKES**
- **LARGE DRIVEWAY**
- **OVER 2800SQFT OF ACCOMMODATION**

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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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