

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rickcom 2025. Produced for Simon Miller & Company. REF: 1298284



322 Lunsford Lane, Larkfield, Kent, ME20 6HX

GUIDE PRICE: £450,000-£475,000
EPC RATING: C





Situated on the ever-popular Lunsford Lane in Larkfield, this superb three-bedroom semi-detached home has been thoughtfully refurbished throughout and offers everything today's modern buyer is looking for.

Step inside and be instantly impressed by the bright, contemporary lounge, complete with a stylish media wall — the perfect space to relax or entertain. The heart of the home is the show-stopping kitchen/diner, featuring sleek cabinetry, fully integrated appliances, and plenty of space for family meals or hosting guests. Downstairs also benefits from a modern WC. Upstairs, the removal of the chimney breast has created two exceptionally spacious double bedrooms, along with a well-proportioned third bedroom. The family bathroom is beautifully finished with a modern suite, offering both a bathtub a shower.

Outside, you'll find a private driveway and garage, providing ample parking and storage. The east-facing rear garden is mainly laid to lawn, perfect for morning sun and ideal for children or entertaining.

Lunsford Lane in Larkfield is a sought-after location, offering excellent transport links, reputable schools, and nearby amenities including shops, parks, and Leybourne Lakes Country Park. It's a fantastic setting for families and professionals alike.

This home really does have the WOW factor – combining high-spec finishes, spacious living, and a prime location. Early viewing is highly recommended.

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



- **STYLISH & MODERN THREE BEDROOM SEMI-DETACHED HOME**
- **RENOVATED THROUGHOUT**
- **BRIGHT & AIRY LOUNGE WITH MEDIA WALL**

- **OPEN PLAN KITCHEN / DINER - FULLY INTEGRATED APPLIANCES**
- **DOWNSTAIRS CLOAKROOM**
- **GARAGE & DRIVEWAY**

TAKE A LOOK AT: WWW.SIMONMILLER.CO.UK

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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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