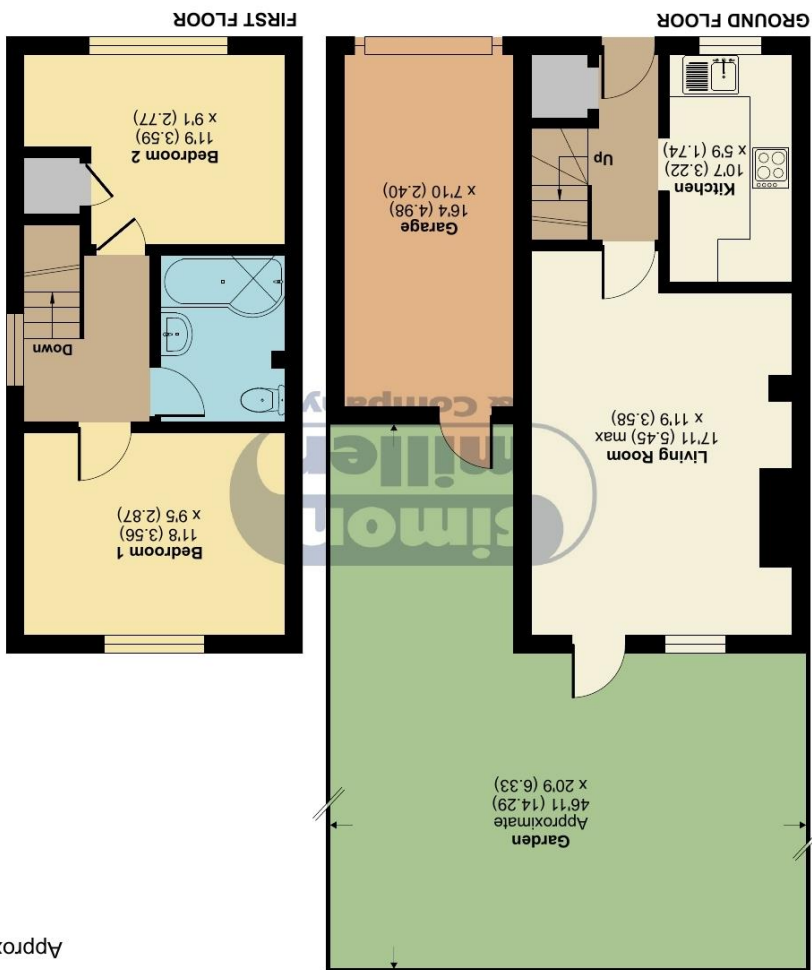


Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
Incorporating International Property Measurement Standards (IPMS Residential). © nchecom 2025.  
Produced for Simon Miller & Company. REF: 1306018



Approximate Area = 652 sq ft / 60.5 sq m  
Garage = 129 sq ft / 11.9 sq m  
Total = 781 sq ft / 72.4 sq m  
For identification only - Not to scale

Auden Road, Larkfield, Aylesford, ME20

23 Auden Road, Larkfield, Kent, ME20 6TL

OFFERS IN EXCESS OF: £325,000  
EPC RATING: C







Welcome to this beautifully presented two-bedroom semi-detached property, ideally located on the ever-popular Poets Development in Larkfield. Positioned on quiet and desirable Auden Road, this home is light, airy, and ready to move into—perfect for first-time buyers, downsizers, or anyone seeking comfort and convenience.

Downstairs, the property features a spacious open-plan lounge/diner, forming the heart of the home and an ideal space for both relaxing and entertaining. The modern kitchen offers excellent storage and functionality. A large storage cupboard adds a practical touch to the layout.

Upstairs, you'll find two generous double bedrooms and a stylish family bathroom, complete with a bath and overhead shower.

The home also benefits from significant internal upgrades completed in 2020, including a brand-new central heating system and a completely renovated bathroom. These updates set the property apart from many others in the area, which still feature original fittings such as plastic piping and back boilers—offering buyers added peace of mind and long-term value.

Outside, the south-facing rear garden is a real sun trap—perfect for entertaining or relaxing. There's also a garage and private driveway, with the potential to convert the garage into additional living space (as some neighbours have done), subject to the usual planning permissions.

Why Larkfield?

Larkfield is a highly desirable and well-connected area, known for its friendly community, excellent schools, and a wide range of local amenities. You'll also enjoy superb transport links via the M20 and nearby train stations, as well as easy access to Leybourne Lakes Country Park—ideal for walking, cycling, and outdoor adventures.

With its light-filled interior, modern upgrades, and sought-after location, this is a home not to be missed.

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



- TWO DOUBLE BEDROOM SEMI-DETACHED HOME
- SOUTH FACING REAR GARDEN
- DRIVEWAY & GARAGE

- OPEN PLAN LAYOUT
- POPULAR 'POETS' DEVELOPMENT
- NEW CENTRAL HEATING SYSTEM 2020

TAKE A LOOK AT: [WWW.SIMONMILLER.CO.UK](http://WWW.SIMONMILLER.CO.UK)

AM4578110625L

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

MR0856/180615/050815/051015LE