

6 The Rushes, Larkfield, Kent, ME20 6QU

OFFERS IN REGION OF: £325,000

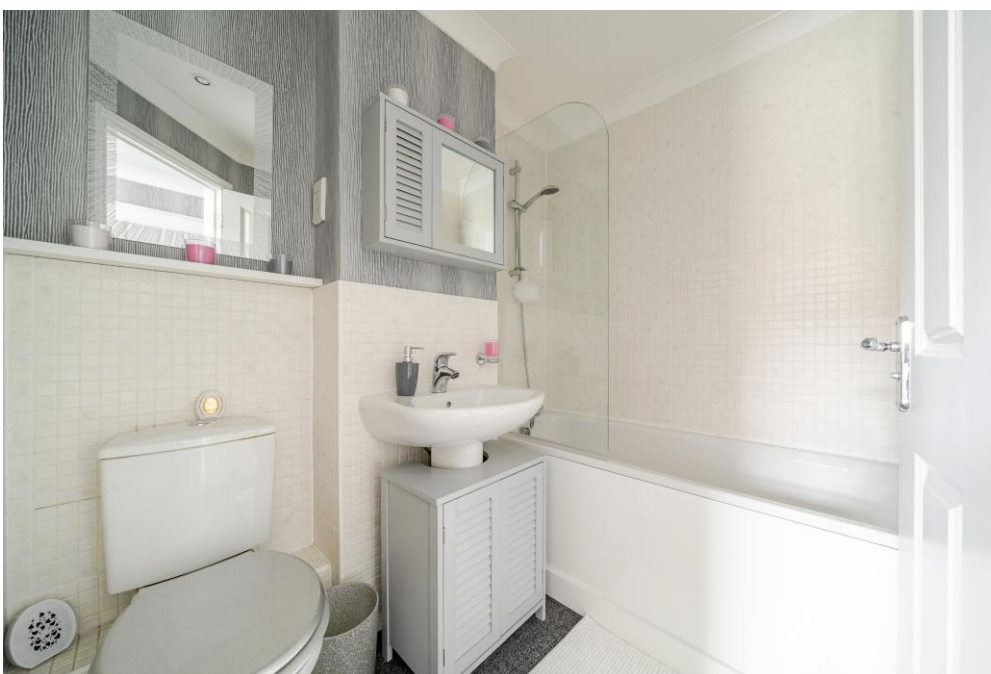
EPC RATING: C





A well presented two bedroom home situated at the base of a cul-de-sac and located on the ever Popular Leybourne Lakes development. The owners have updated and improved their home throughout and there is also the added benefit of en-suites to BOTH bedrooms. There is also a downstairs w/c, a good sized rear garden and TWO allocated parking spaces. Please contact the office to arrange a look inside, we are confident you will not be disappointed.

**Freehold
EPC: C
Council Tax:
Service Charge: £527.88 p/a
Full Fibre Broadband Available Now**



- **AN UPGRADED TWO BEDROOM HOME**
- **LOCATED ON THE POPULAR LEYBOURNE LAKES**
- **CUL-DE-SAC LOCATION**

- **AN EN-SUITE TO EACH BEDROOM**
- **TWO ALLOCATED PARKING SPACES**
- **IMMACULATE PRESENTATION WITHIN**

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

TH4581

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