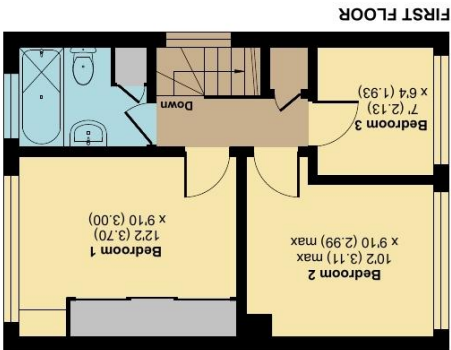
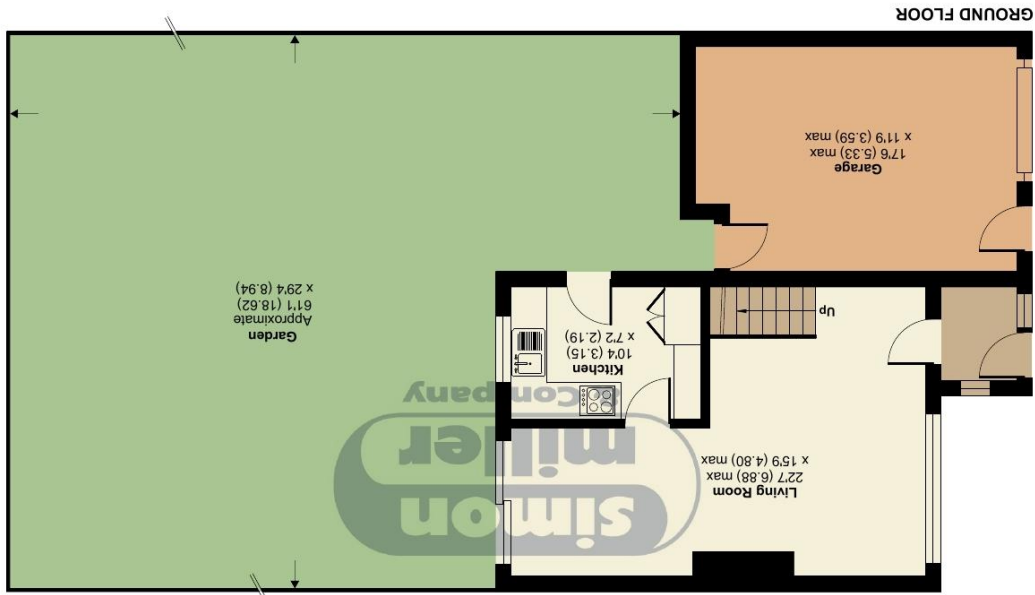


Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025.
Produced for Simon Miller & Company. REF: 1331385



Approximate Area = 736 sq ft / 68.3 sq m
Garage = 207 sq ft / 19.2 sq m
Total = 943 sq ft / 87.5 sq m
For identification only - Not to scale

Brookfield Avenue, Larkfield, Aylesford, ME20

46 Brookfield Avenue, Larkfield, Kent, ME20 6RU

OFFERS IN EXCESS OF: £350,000
EPC RATING: C





Welcome to this charming three-bedroom semi-detached home, ideally positioned on one of Larkfield's most sought-after roads. This fantastic property offers an exciting opportunity for buyers seeking a comfortable home with scope to add value. With a west-facing rear garden, private driveway, and integral garage, it ticks all the boxes for convenient and flexible family living in a highly desirable location.

The accommodation is thoughtfully arranged over two floors. Upstairs, there are two generously sized double bedrooms and a well-proportioned single bedroom, along with a family bathroom. On the ground floor, the spacious living room provides a bright and airy setting for both relaxing and entertaining. The kitchen, which overlooks the rear garden, serves as a practical and welcoming hub of the home. The west-facing garden enjoys plenty of afternoon and evening sun — ideal for outdoor dining, gardening, or simply unwinding at the end of the day.

The property also offers excellent potential to extend (subject to the necessary planning permission), making it a great option for those looking to future-proof their home or take on a rewarding project. The garage and private driveway provide secure parking and valuable storage space, further enhancing the home's practicality.

Larkfield is a well-connected and family-friendly village, known for its strong sense of community and excellent local amenities. Families will appreciate the proximity to highly regarded schools, while the nearby Larkfield Leisure Centre offers a wide range of fitness and recreational facilities. Commuters will benefit from easy access to the M20 motorway and East Malling train station, providing direct routes to London and surrounding areas.

Freehold
EPC: C
Council Tax: D
Full Fibre Broadband Not Yet Available



- CHAIN FREE!!
- DRIVEWAY & GARAGE
- WALKING DISTANCE TO PRIMARY SCHOOL'S & LEISURE CENTRE

- OPEN PLAN LAYOUT
- 61FT REAR GARDEN
- POTENTIAL TO MODERNISE TO YOUR OWN TASTE

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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