



7 Larch Close, Larkfield, Kent, ME20 6NB

ASKING PRICE: £450,000
EPC RATING: D





We are delighted to bring to market **CHAIN FREE** this three-bedroom semi-detached family home, offered chain free and positioned on one of the most desirable roads in Larkfield – Larch Close, a quiet cul-de-sac within the sought-after Trees Development.

Occupying a generous corner plot, this home provides a wealth of opportunity, with potential for a side extension (STPP) amongst many other options. To the front, the property boasts instant kerb appeal with a large driveway providing parking for multiple vehicles and a garage.

Internally, you are welcomed by a spacious entrance hallway with the added benefit of a downstairs W/C. The home is bright and airy throughout, with a bay-fronted living room creating a cosy yet inviting space, which in turn leads through to an extended dining area. The open-plan layout flows seamlessly, ideal for modern family living. The kitchen is well equipped with ample storage and overlooks the impressive west-facing rear garden.

Externally, the garden is a true highlight – one of the largest plots on the estate, measuring approximately 74'4 (22.65m) x 36'6 (11.13m). This fantastic outside space is perfect for summer entertaining and, as mentioned, offers plenty of scope for further development or landscaping to suit.

Upstairs, the property continues to impress, offering three well-proportioned double bedrooms and a family bathroom with bath and overhead shower.

Location – The Trees Development, Larkfield:

The Trees Development remains one of Larkfield's most desirable residential areas, known for its quiet cul-de-sac setting, strong community feel, and family-friendly environment. The property is well placed for local schools, shops, and leisure facilities, while Leybourne Lakes Country Park is just moments away, offering a haven for walking, running, and water sports. Excellent transport links, including the M20 and nearby train stations, make commuting to London and beyond both simple and convenient.

This is a rare opportunity to acquire a superb family home with both space and future potential, in one of the area's most highly regarded locations. Chain free and ready to view now – contact us today to arrange your appointment.

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



- **CHAIN FREE**
- **SUPERB CORNER PLOT**
- **LARGE DRIVEWAY & GARAGE**

- **POTENTIAL TO EXTEND STPP**
- **THREE DOUBLE BEDROOMS**
- **WEST FACING REAR GARDEN**

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

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

AM4589180825
MR0856/180615/050815/051015LE