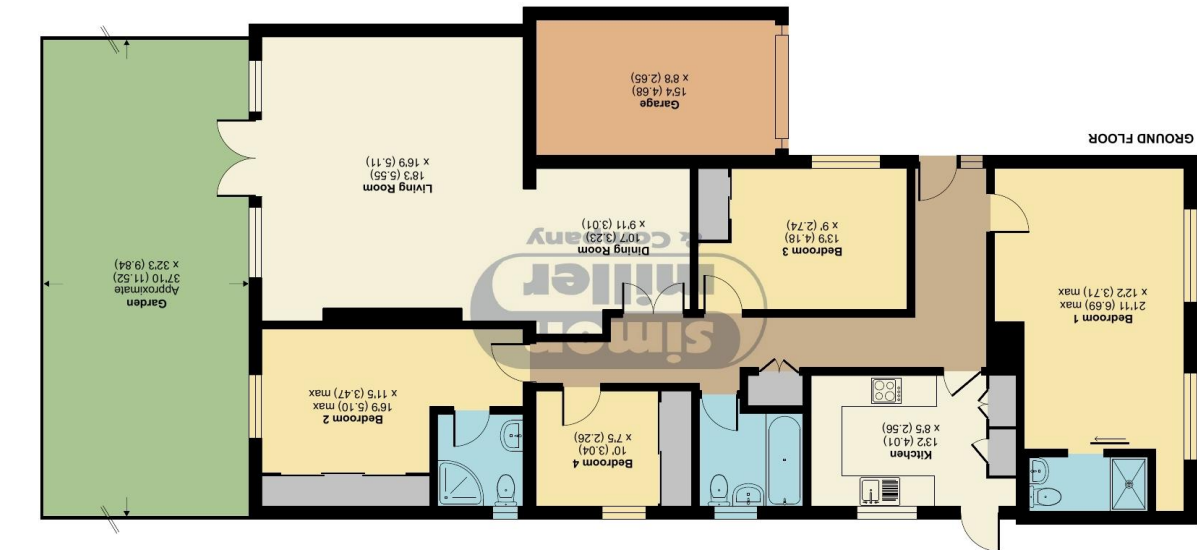


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, © nchecom 2025.
Produced for Simon Miller & Company, REF: 1371208



Brook Road, Larkfield, Aylesford, ME20
Approximate Area = 142.5 sq ft / 132.3 sq m
Garage = 133 sq ft / 12.3 sq m
Total = 155.8 sq ft / 144.6 sq m
For identification only - Not to scale

GUIDE PRICE: £600,000-£650,000
EPC RATING: C

18 Brook Road, Larkfield, Kent, ME20 6JD





Welcome to the market this immaculately presented detached bungalow, perfectly positioned on one of Larkfield's premier roads — Brook Road. The current owners have modernised and upgraded the property throughout to an exceptionally high standard, resulting in a contemporary and stylish home ready for immediate occupation. Offering over 1,550 sq ft of versatile accommodation, this property provides flexibility for modern living. The front bedroom (21'11" x 12'2" max) has been thoughtfully reconfigured to suit the current owners' lifestyle, offering an open-plan layout incorporating a living area and private en suite. This adaptable space could alternatively be used as an additional reception room, home office, or guest suite, depending on the buyer's needs. The kitchen (13'2" x 8'5") has been beautifully refitted with high-spec integrated appliances, including double fridge and freezer, and finished with modern cabinetry and worktops — ideal for anyone who enjoys cooking and entertaining. The through lounge/diner (18'3" x 16'9" living area, 10'7" x 9'11" dining) forms the hub of the home, offering a bright and airy open-plan space. The living area features a modern media wall and a contemporary feature fireplace, creating a warm and inviting atmosphere, perfect for relaxing or entertaining. There are three further double bedrooms, including a rear master suite (16'9" x 11'5" max) complete with en suite and fitted wardrobes. The additional bedrooms (13'9" x 9' and 10' x 7'5") provide generous proportions, perfect for family, guests, or working from home. To the front, the property boasts a large driveway, car port, and garage (15'4" x 8'8") with an electric door, ensuring ample parking and convenience. The west-facing rear garden is a true highlight — featuring new decking and a stylish pergola, creating a perfect space for entertaining family and friends in the warmer months. Larkfield remains one of the area's most sought-after villages, known for its excellent transport links, well-regarded schools, and strong sense of community. With local shops, country parks, and easy access to West Malling station, M20 motorway, and Maidstone town centre, the location is ideal for both families and commuters alike. Contact our Malling Office on 01732 875706 to arrange your viewing today and experience all this superb home has to offer.

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



- IMMACULATLY PRESENTED DETACHED BUNGALOW
- OVER 1,550 SQ FT OF VERSATILE LIVING SPACE
- THROUGH LOUNGE/DINER WITH FEATURE FIREPLACE AND MEDIA WALL
- MODERN KITCHEN WITH INTEGRATED APPLIANCES AND DOUBLE FRIDGE/FREEZER
- WEST-FACING REAR GARDEN WITH DECKING AND STYLISH PERGOLA

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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