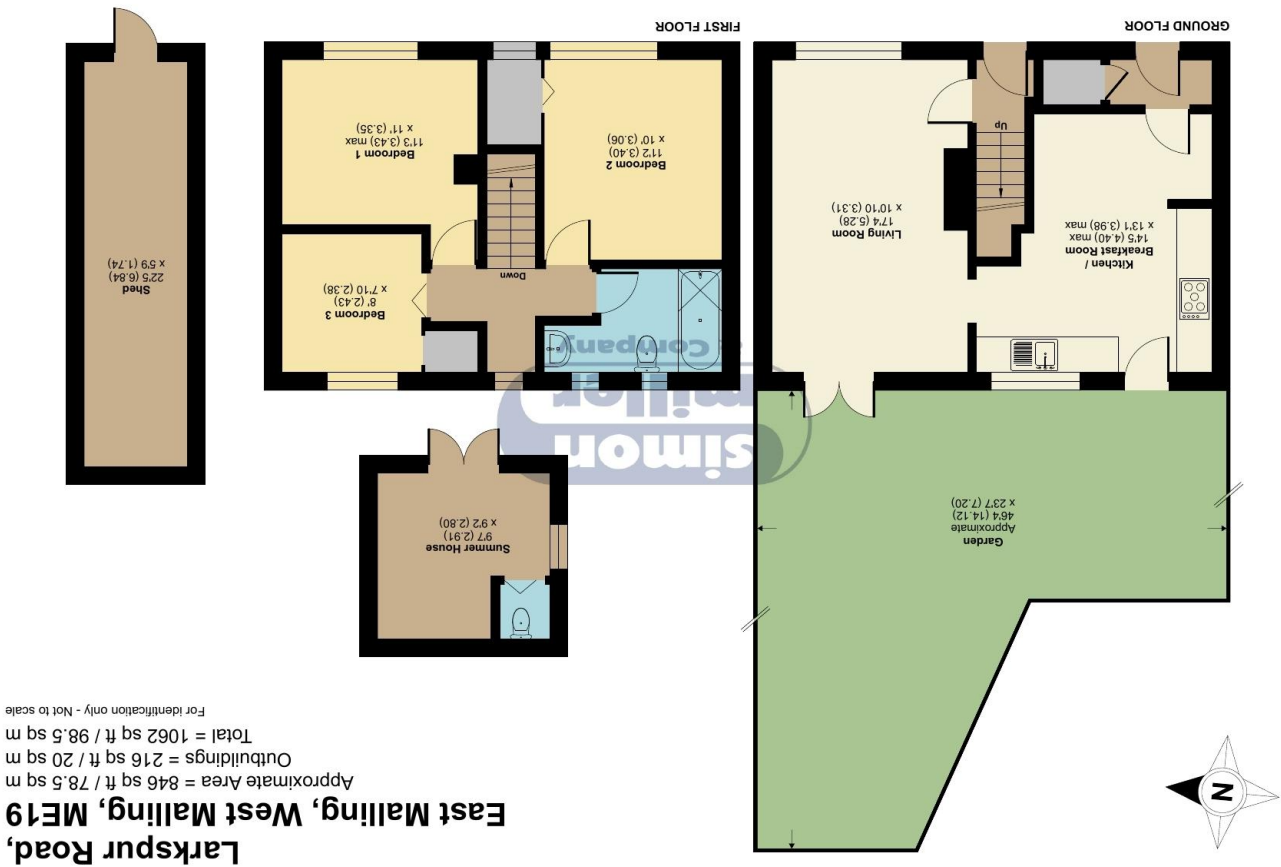


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2025. Produced for Simon Miller & Company. REF: 1386273



5 Larkspur Road, East Malling, Kent, ME19 6EG

ASKING PRICE: £335,000  
EPC RATING: D





**A spacious and well-presented three-bedroom mid-terraced home, beautifully positioned on the sought-after Clare Park estate in East Malling. Set in a favourable spot overlooking greenery, this property offers a peaceful outlook while remaining close to public transport routes and local amenities.**

**Parking is made easy with first-come, first-served bays located just moments from the front door, in addition to ample on-road parking for residents and visitors alike.**

**Internally, the home offers two points of entry. The main entrance opens into a welcoming hallway where the staircase is situated, with a right-hand turn leading you into the generous living room. Flooded with natural light thanks to a large front window, this space is ideal for family relaxation or entertaining.**

**A second entrance provides access into a practical foyer area housing the boiler and offering useful storage for coats and shoes. From here, you are drawn into the impressive kitchen/diner. Modern, spacious, and equipped with abundant cupboard space, this room is perfect for cooking, dining, and socialising. The layout allows for an easy flow, linking back through to the rear of the living room.**

**Both the living room and kitchen/diner open out onto the private, good-sized rear garden. Designed for low-maintenance enjoyment, it provides a lovely setting for outdoor dining, children's play, or simply unwinding. Modern decking has been added by the sellers to keep up the modern theme.**

**A standout feature is the large, versatile outbuilding in the garden, currently used as an gym but could be used for an office or plenty other functions. Whether you need a workspace, hobby room, studio, or additional lounging area, this room offers excellent flexibility. An additional storage shed at the end of the garden in useful and handy rear access further enhance practicality.**

**This is a wonderful opportunity to secure a well-located, thoughtfully laid-out family home with fantastic outdoor space and versatile living options. Early viewing is highly recommended.**

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



- **GREAT CONDITION THROUGHOUT**
- **OUTSIDE OFFICE/GYM**
- **LARGE OPEN PLANNED KITCHEN/DINING ROOM**

- **FIRST COME FIRST SERVE PARKING BAYS NEARBY**
- **NEW FLOORING DOWNSTAIRS & OUTSIDE DECKING**
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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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