



For information only - Not to scale
Approximate Area = 800 sq ft / 74.3 sq m

Heron Road, Larkfield, Aylesford, ME20 6JL

121 Heron Road, Larkfield, Kent, ME20 6JL

GUIDE PRICE: £350,000-£375,000
EPC RATING: C





Situated in the ever-popular village of Larkfield, this well-presented three-bedroom semi-detached home offers an ideal setting for families and buyers seeking a convenient yet community-focused location.

To the front, the property benefits from a driveway providing off-road parking for two vehicles, adding everyday practicality.

Internally, the accommodation is well arranged and flows nicely throughout. The ground floor comprises a welcoming entrance hall leading into a spacious living room boasting a log burning stove, perfect for family living and entertaining. To the rear, a separate dining room sits adjacent to the kitchen, creating a practical and sociable layout for everyday use.

Upstairs, the first floor offers three bedrooms, including two well-proportioned doubles and a third bedroom ideal as a child's room, home office, or nursery. The accommodation is completed by a family bathroom.

The property also benefits from an Energy Performance Rating of C, offering improved efficiency and lower running costs when compared to many homes of a similar age.

Externally, the rear garden is a real highlight – SOUTH WEST facing, mature, private, and well established, with a decked seating area that provides the perfect spot to relax and enjoy the summer months. Larkfield is a highly sought-after area for families, offering excellent local schools, nearby parks, leisure facilities, and convenient access to shops and amenities. The location is also well placed for transport links, with easy access to the M20 and nearby mainline stations providing routes into London and the surrounding areas.

This is a fantastic opportunity to secure a family home in a desirable and well-connected location.

Freehold
EPC: C
Council Tax: C
Full Fibre Broadband Expected Now



- **THREE BEDROOM SEMI DETACHED FAMILY HOME**
- **TWO DOUBLE BEDROOMS**
- **PRIVATE DRIVEWAY FOR TWO CARS**

- **WITHIN WALKING DISTANCE OF AMENITIES**
- **SOUTH WEST FACING GARDEN**
- **WITHIN CLOSE PROXIMITY OF LARKFIELD LEISURE CENTRE**

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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