



Auden Road, Larkfield, Aylesford, ME20

20 Auden Road, Larkfield, Kent, ME20 6TL

ASKING PRICE: £325,000
EPC RATING: C





Situated on the ever-popular Poets Development in Larkfield, this well-presented three-bedroom home offers modern living, generous room sizes and a highly convenient location—perfect for first-time buyers, young families or those looking to downsize.

The ground floor features a bright 18'4 living/dining room, providing ample space for both relaxation and hosting. To the front, the modern kitchen is well-laid out and appointed, while a handy downstairs WC completes the level.

Upstairs, the property offers three bedrooms, including a well-proportioned master bedroom, a comfortable second double bedroom, and a third bedroom ideal as a child's room, nursery, or home office. The family bathroom is conveniently positioned off the landing.

Outside, the home benefits from a low-maintenance setting with a garage en bloc & on road parking nearby, all within a quiet, friendly residential area.

Larkfield's Poets Development is one of the area's most sought-after spots, loved for its peaceful streets, green spaces and community feel. Residents enjoy excellent access to Larkfield Leisure Centre, Tesco Superstore, Leybourne Lakes Country Park, and nearby schools. Commuters benefit from convenient links to the M20, plus nearby East Malling and West Malling stations offering direct routes into London.

Chain-free and ready to view, this home offers fantastic value in a prime location.

Contact our Malling office to arrange your viewing today.
 Freehold
 EPC: C
 Council Tax: C
 Full Fibre Broadband Available Now



- **CHAIN FREE**
- **THREE BEDROOM TERRACED HOME**
- **WELL PRESENTED THROUGHOUT**

- **MODERN KITCHEN**
- **GARAGE EN BLOC**
- **DOWNSTAIRS W/C**

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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.

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