

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Simon Miller & Company. REF: 1410708



**Eaton Place, Larkfield, Aylesford, ME20**  
 Approximate Area = 1373 sq ft / 127.5 sq m  
 Garage = 161 sq ft / 14.9 sq m  
 Total = 1534 sq ft / 142.4 sq m  
 For identification only - Not to scale

**20 Eaton Place, Larkfield, Kent, ME20 7GF**

**ASKING PRICE: £425,000**  
**EPC RATING: C**





Situated on one of the largest plots within the popular Leybourne Park development, this substantial five-bedroom townhouse offers exceptional space and flexibility, making it an outstanding choice for families. Spanning over 1,530 sq ft, the property is arranged across three well-designed floors and benefits from a west-facing rear garden, a garage, and a private driveway—all highly sought-after features in this location.

The ground floor offers a welcoming sense of space, with a bright and generous living room that flows into the conservatory, creating an ideal area for family relaxation and entertaining. From here, French doors open onto the impressive west-facing garden, which enjoys long afternoon and evening sunshine and provides ample room for children to play or for hosting outdoor gatherings. A modern kitchen sits at the front of the home, while a downstairs cloakroom and internal garage access add further practicality.

The first floor features three well-proportioned bedrooms, including two comfortable doubles and a versatile fifth bedroom ideal as a nursery, guest room, or home office. A modern family bathroom serves this level. The second floor offers two additional spacious double bedrooms, including the impressive full-width primary bedroom, along with another contemporary bathroom—perfect for larger families or those seeking a private guest floor.

Outside, the property truly stands out. The rear garden is significantly larger than most in Leybourne Park, offering fantastic space and potential. To the front, the driveway and attached garage provide valuable off-road parking and storage.

Located in the heart of Larkfield, Leybourne Park is a highly desirable development known for its family-friendly layout, well-kept surroundings, and excellent access to amenities. Residents benefit from close proximity to quality local schools, Larkfield Leisure Centre, Tesco, and the beautiful open spaces of Leybourne Lakes and Manor Park. Excellent transport links, including nearby train stations and easy access to the M20, make this a superb location for commuters.

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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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