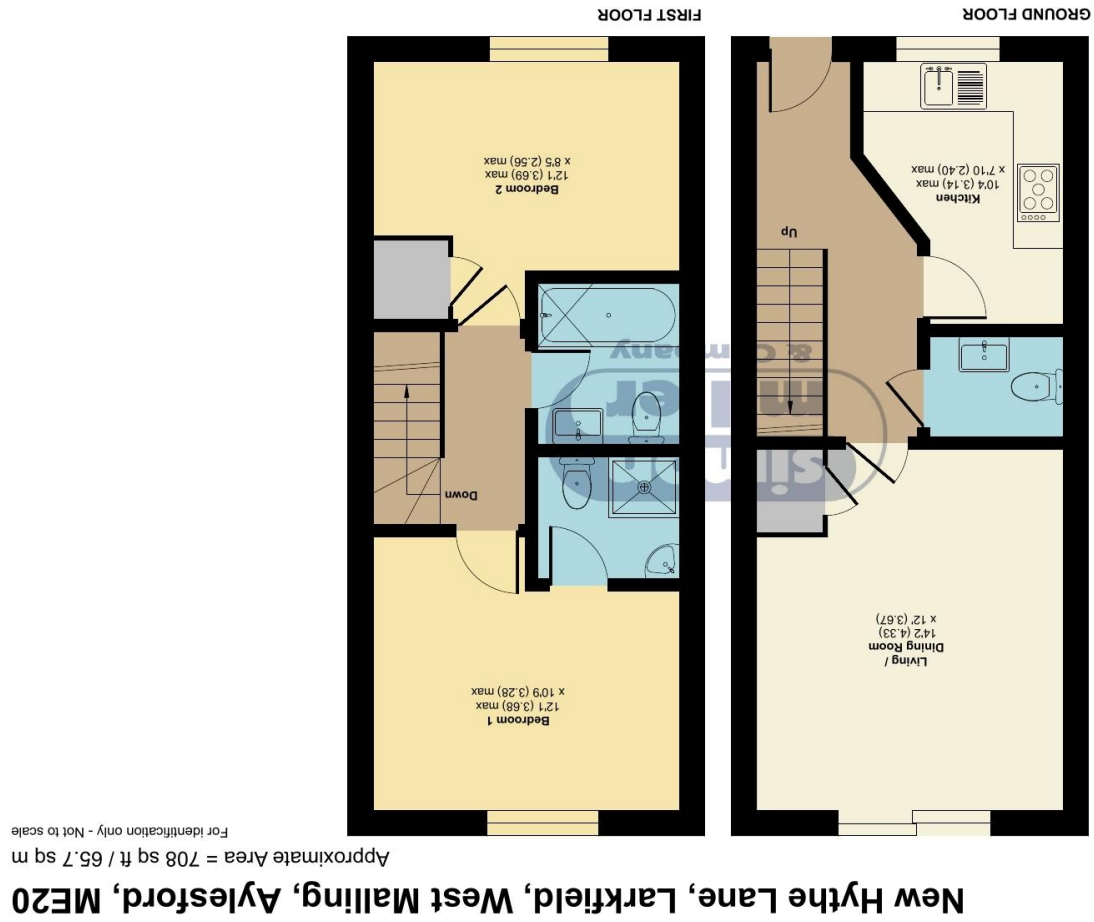


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Simon Miller & Company. REF: 1446656



**407 New Hythe Lane, Larkfield, Kent, ME20 6US**

**GUIDE PRICE: £300,000-£325,000**

**EPC RATING: C**





**Occupying an enviable position on the edge of the highly sought-after Leybourne Lakes Country Park, this two-bedroom home enjoys stunning views across the lake.**  
**The property features a south-facing rear garden, with patio doors opening onto a raised, newly replaced decked seating area—an ideal space for relaxing or entertaining while taking in the beautiful surroundings.**  
**Perfect for first-time buyers, the accommodation includes a downstairs cloakroom, a well-appointed en-suite shower room and a separate bathroom. To the front, there are two allocated parking spaces directly outside the property, while a variety of local amenities are conveniently within easy reach. The strongest selling point here is clearly the lake view, so leading with that works well in marketing copy.**

**Freehold  
 EPC: C  
 Council Tax: D  
 Service Charge £862 p/a  
 Full Fibre Broadband Available Now**



- **A Two Bedroom Property**
- **FANTASTIC LAKE VIEW SETTING**
- **En-suite and Downstairs Cloakroom**

- **Recently Replaced Decking Area**
- **TWO Parking Spaces**
- **READY TO VIEW NOW!**

**TAKE A LOOK AT: [WWW.SIMONMILLER.CO.UK](http://WWW.SIMONMILLER.CO.UK)**

TH4628130426  
 MR0856/180615/050815/051015LE

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.

777-779 LONDON ROAD, LARKFIELD, AYLESFORD, KENT, ME20 6DE | 01732 875 706 | LARKFIELDSALES@SIMONMILLER.CO.UK