



47 Keats Road, Larkfield, Kent, ME20 6TR

OFFERS OVER: £350,000
EPC RATING: D





Situated within the ever-popular Poets Development in Larkfield, this well-presented three-bedroom semi-detached home offers spacious accommodation, excellent family living space and a fantastic south-facing rear garden, making it an ideal purchase for growing families, first-time buyers and commuters alike.

To the front of the property, a private driveway provides off-road parking and leads to a garage, offering further storage potential or scope for additional utility space subject to requirements. Entry is via a welcoming entrance porch, with a convenient downstairs cloakroom positioned adjacent.

The ground floor is centred around a superb open-plan lounge/dining room, creating a bright and versatile living environment with ample space for both relaxing and entertaining. Positioned to the rear, the kitchen enjoys views over the garden and offers a range of storage units and worktop space, making it both practical and functional for everyday family life.

Upstairs, the property continues to impress with three generously sized double bedrooms, a rare feature for homes of this style, together with a well-appointed family bathroom.

Externally, the rear garden is a real highlight of the home, benefitting from a desirable south-facing aspect which enjoys sunlight throughout the day. The garden offers excellent space for outdoor dining, entertaining and family enjoyment.

The Poets Development remains one of the most sought-after residential areas within Larkfield thanks to its family-friendly setting, well-regarded local schools and excellent convenience for everyday amenities. Residents benefit from easy access to nearby shopping facilities, parks and leisure amenities, while commuters are well served by excellent transport links including nearby motorway connections and railway stations offering routes into London. The area also provides close proximity to picturesque countryside walks and the attractive neighbouring villages and towns of the wider Kent area.

Freehold
EPC: D
Council Tax: C
Fibre to the Cabinet Broadband



- **THREE DOUBLE BEDROOM SEMI-DETACHED FAMILY HOME**
- **PRIVATE DRIVEWAY & GARAGE**
- **SOUTH FACING REAR GARDEN**

- **DOWNSTAIRS CLOAKROOM**
- **OPEN PLAN LAYOUT**
- **POPULAR 'POETS' DEVELOPMENT**

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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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