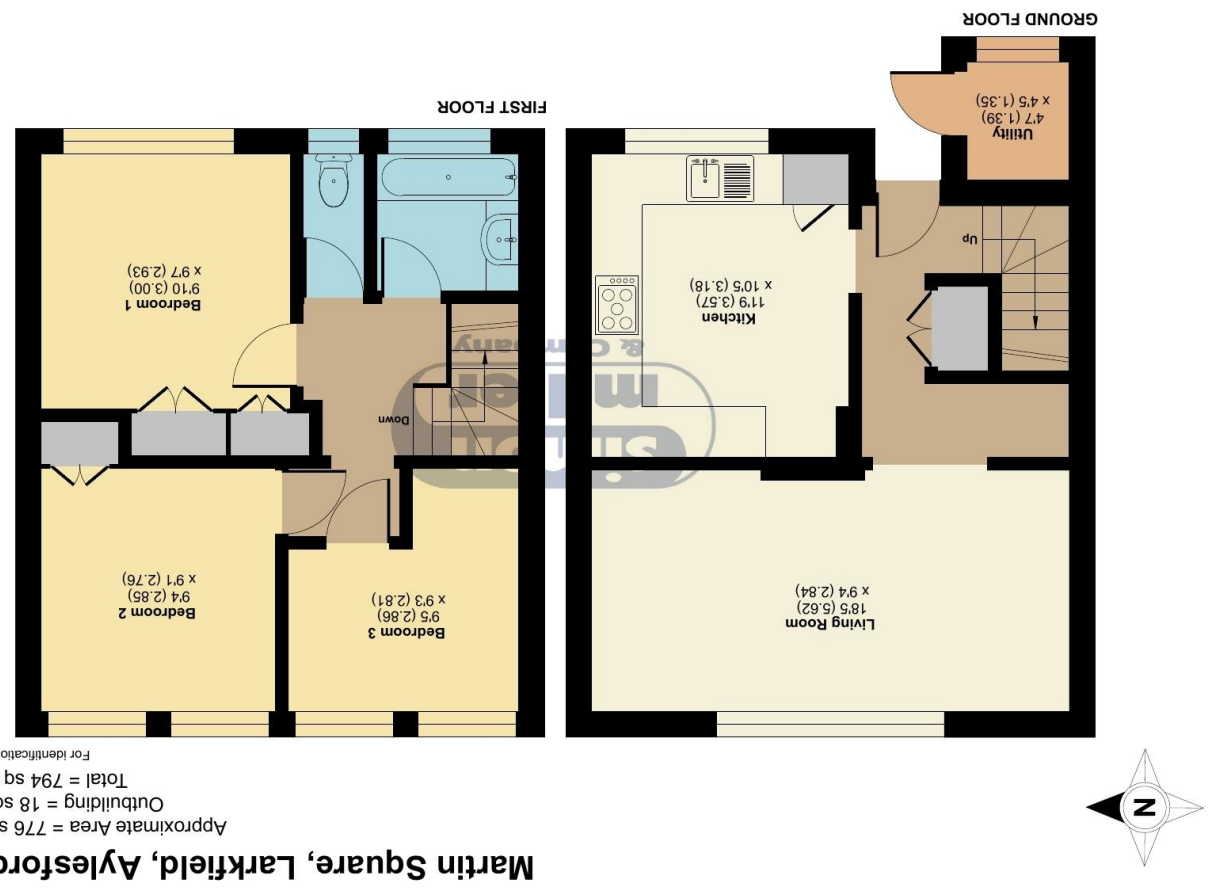

34 Martin Square, Larkfield, Kent, ME20 6QJ

ASKING PRICE: £225,000
EPC RATING: C

Offered to the market chain free, this generously proportioned three double bedroom maisonette is arranged over two floors and provides an impressive 776 sq ft of well-planned accommodation, making it an ideal first-time purchase, family home, or investment opportunity.
To the front of the property is a pleasant private garden/seating area, perfect for enjoying a morning coffee, outdoor dining, or simply relaxing during the warmer months.
The accommodation is accessed via its own entrance and comprises a welcoming hallway with a practical utility/storage cupboard adjacent. The ground floor features a particularly spacious living room, offering ample space for both lounge and dining furniture, while the large kitchen is fitted with an extensive range of units, providing excellent storage and workspace for everyday family living.
The first floor hosts three genuine double bedrooms, a rarity for properties in this price range. Two of the bedrooms further benefit from built-in storage cupboards, maximising floor space and practicality.
Completing the accommodation is a family bathroom alongside the convenience of a separate WC.
Throughout, the property offers well-balanced and generously sized rooms, creating a light and comfortable living environment perfectly suited to modern lifestyles.
Martin Square is at the heart of the highly sought-after Larkfield area, offering an excellent range of everyday amenities right on the doorstep. Residents enjoy easy access to local shops, supermarkets, cafés, schools, and healthcare facilities, while nearby Leybourne Lakes Country Park provides beautiful open green spaces, walking routes, watersports, and family recreation.
For commuters, the property is ideally positioned with convenient access to New Hythe, Aylesford, West Malling and East Malling railway stations, providing services into London and the surrounding areas. The nearby M20 motorway offers excellent road links to Maidstone, the Kent coast, London, and beyond.
Combining generous living space, practical accommodation, excellent local amenities, and a highly convenient location, this chain-free maisonette represents a fantastic opportunity to secure a spacious home in one of Larkfield's most popular residential settings.
Leasehold
93 Years
Service Charge: £381.62 p/a
Ground Rent: £0 p/a
EPC: C
Council Tax: B
Fibre to the Cabinet Broadband

- **CHAIN FREE**
- **THREE DOUBLE BEDROOMS**
- **LARGE KITCHEN**
- **APPOINTED OVER TWO FLOORS**
- **FRONT GARDEN**
- **CONVENIENTLY LOCATED IN THE HEART OF LARKFIELD**

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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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