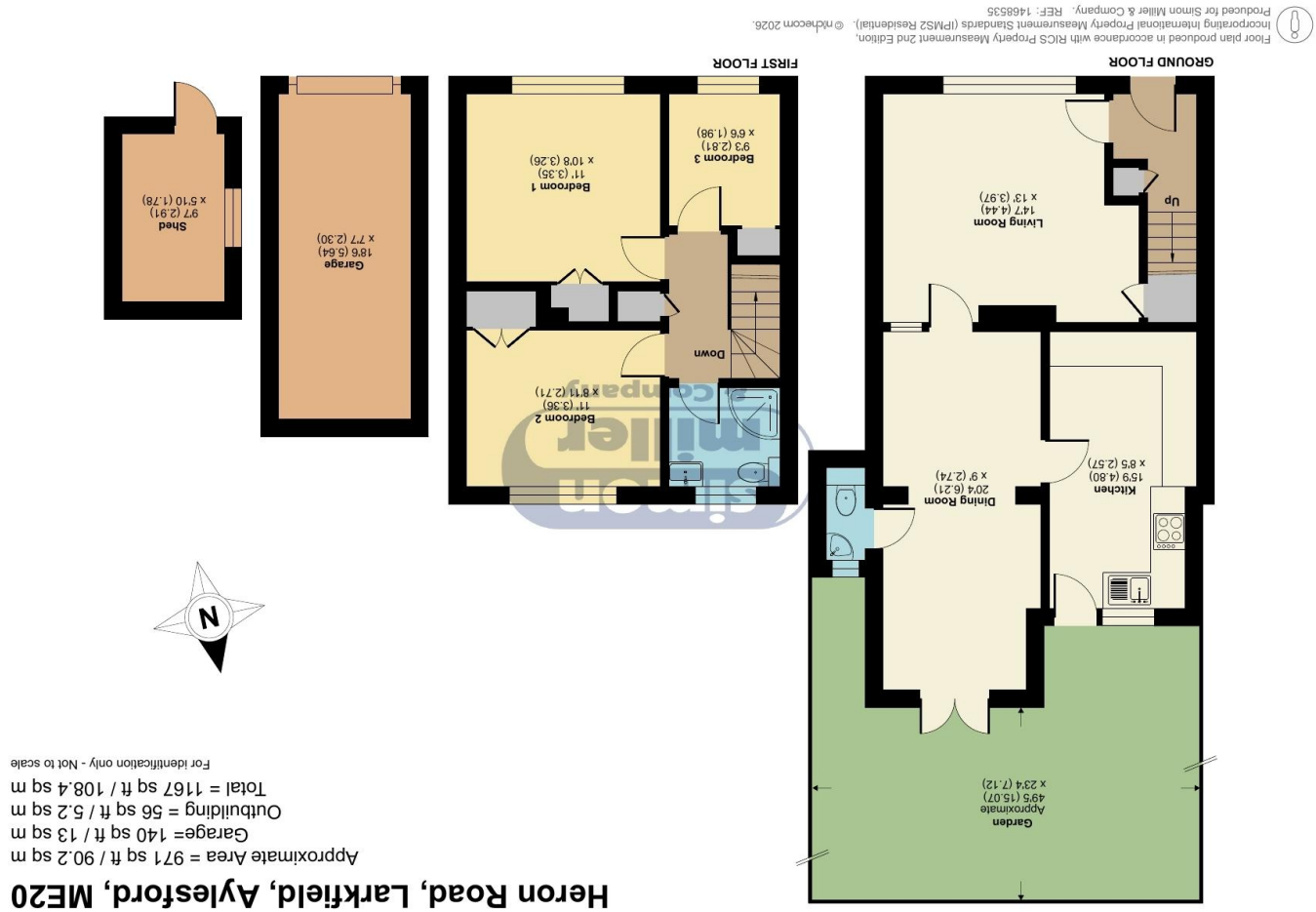




66 Heron Road, Larkfield, Kent, ME20 6JL

ASKING PRICE: £350,000

EPC RATING: D





Located on the ever-popular Heron Road in the heart of Larkfield, this extended three-bedroom semi-detached family home offers fantastic curb appeal, generous living space and exciting potential for future enhancement — all offered to the market chain free.

Set back behind a neat front lawn, the property immediately catches the eye, with a stylish new front door further enhancing its attractive exterior. Many neighbouring properties have also created private driveways by dropping the kerb to the front, offering buyers the possibility of exploring off-road parking options, subject to the necessary permissions.

Once inside, the home has a wonderful sense of space and natural light throughout. The welcoming living room to the front is flooded with daylight, creating a bright and comfortable family living area. To the rear, the property benefits from a substantial extension which provides a large second reception/dining space overlooking the garden, as well as the added convenience of a downstairs WC. The property also benefits from air conditioning units serving both floors, providing year-round comfort and proving particularly welcome during the warmer summer months.

The kitchen offers an excellent range of storage and workspace and presents exciting scope for those seeking modern open-plan living. Subject to any required approvals, there is clear potential to create a stunning kitchen/diner by opening up the wall between the kitchen and dining room. Equally, for buyers who prefer a more traditional layout, the current configuration works exceptionally well for family life.

Upstairs, the property offers two well-proportioned double bedrooms alongside a generous single bedroom, with all three rooms benefiting from built-in storage. The family bathroom completes the first floor accommodation.

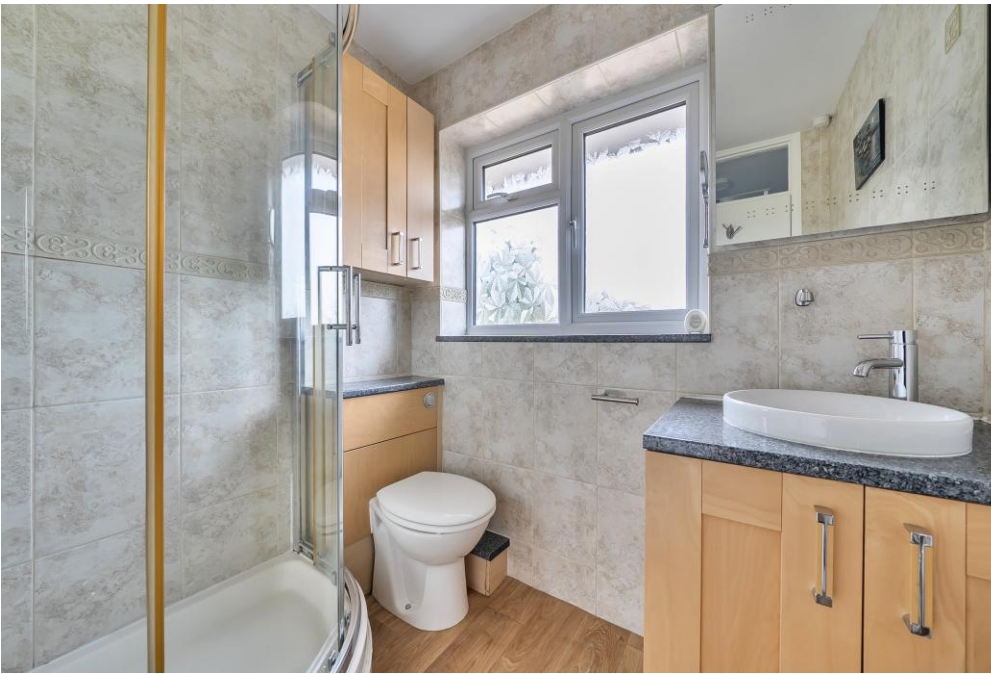
Externally, the mature rear garden provides a lovely outdoor retreat with a patio seating area, ideal for entertaining or relaxing during the warmer months. Rear access leads conveniently to the garage en bloc, providing useful additional storage or parking.

Further benefits include a brand new roof, adding significant peace of mind for prospective purchasers.

Larkfield continues to be one of the area's most sought-after locations for families and commuters alike, thanks to its excellent local schools, convenient motorway links including the M20, nearby mainline stations with services into London, and an abundance of local amenities, parks and leisure facilities. The nearby Leybourne Lakes Country Park offers beautiful walks and outdoor activities, while neighbouring West Malling provides an excellent selection of restaurants, bars and independent shops.

Early viewing is highly recommended to fully appreciate the space, potential and superb location this fantastic family home has to offer.

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



- CHAIN FREE
- EXTENDED THREE BEDROOM SEMI-DETACHED FAMILY HOME
- BRAND NEW ROOF

- TWO RECEPTION ROOMS
- GARAGE EN-BLOC
- WITHIN WALKING DISTANCE OF AMENITIES & SCHOOLS

TAKE A LOOK AT: WWW.SIMONMILLER.CO.UK

AM4641230526L

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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