

GROUND FLOOR

Conservatory
17'10 (5.43) x 5'11 (2.73)

Kitchen / Dining Room
12'9 (5.42) x 5'10 (2.69)

Living Room
14'6 (4.43) x 13'1 (4.00)

Garage
17'5 (5.30) x 7' (2.14)

Garden
Approximate
34 (10.36) x 23'8 (7.76)

Up

Down

FIRST FLOOR

Bedroom 1
11'3 (3.42) x 10'9 (3.27)

Bedroom 2
11'3 (3.42) x 8'11 (2.72)

Bedroom 3
7'8 (2.33) max x 5'3 (1.91) max

For

Approximate Area =
Garage =
Total = 11

Approximate Area = 1014 sq ft / 94.2 sq m
Garage = 122 sq ft / 11.3 sq m
Total = 1136 sq ft / 105.5 sq m

For identification only - Not to scale

Lunsford Lane, Larkfield, Aylesford, ME20

148 Lunsford Lane, Larkfield, ME20 6HS





Situated in the ever-popular Lunsford Lane in Larkfield, this well-presented three-bedroom semi-detached family home offers over 1,100 sq ft of accommodation including the garage, combining generous living space with a practical layout in a location that continues to prove highly sought after by families. With excellent local amenities, reputable schools, country parks and convenient access to the M20, this is a home perfectly placed for modern family life.

To the front, a private driveway provides off-road parking for multiple vehicles, while the separate garage en bloc is conveniently accessed directly from the rear garden.

Stepping inside, you are welcomed into a bright and spacious living room where a large bay window floods the room with natural light, creating a warm and inviting atmosphere. A feature fireplace forms an attractive focal point, making this an ideal space to relax and unwind.

To the rear of the property, the modern open-plan kitchen/dining room has been thoughtfully designed with an excellent range of worktop space and storage, making it perfect for both everyday family living and entertaining. Flowing seamlessly from here is the impressive conservatory, enhanced by a solid insulated roof, allowing it to be enjoyed comfortably throughout every season as a second reception room, playroom or home office.

Outside, the rear garden extends to approximately 34ft and has been designed with ease of maintenance in mind. A generous patio provides the ideal setting for outdoor dining before giving way to a well-kept lawn. A rear gate offers direct access to the garage en bloc, providing excellent practicality.

Upstairs, the property offers two genuine double bedrooms, both benefitting from built-in storage, alongside a well-proportioned single bedroom that would make an ideal child's room, nursery or study. Completing the first floor is a stylish, contemporary family bathroom finished to a modern standard.

Larkfield remains one of the area's most desirable locations for families, offering an excellent range of everyday amenities including supermarkets, local shops, cafés, restaurants and healthcare facilities. The property is well positioned for highly regarded primary and secondary schools, while nearby Larkfield Leisure Centre, Leybourne Lakes Country Park and a variety of children's play areas provide fantastic recreational opportunities. Commuters are equally well catered for with New Hythe and East Malling railway stations nearby, excellent bus links and easy access to both the M20 and M2 motorway networks.

Freehold
EPC: D
Council Tax: D
Full Fibre Broadband



- **THREE-BEDROOM SEMI-DETACHED FAMILY HOME**
- **HIGHLY SOUGHT-AFTER LUNSFORD LANE LOCATION**
- **BRIGHT BAY-FRONTED LIVING ROOM WITH FEATURE FIREPLACE**

- **MODERN OPEN-PLAN KITCHEN/DINING ROOM**
- **GARAGE EN-BLOC**
- **APPROXIMATELY 34FT REAR GARDEN WITH PATIO AND LAWN**

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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