



The Ferns, Larkfield, Aylesford, ME20

Approximate Area = 896 sq ft / 83.2 sq m
Garage = 153 sq ft / 14.2 sq m
Total = 1049 sq ft / 97.4 sq m

For identification only - Not to scale

GUIDE PRICE: £400,000-£425,000
EPC RATING: D

16D The Ferns, Larkfield, Kent, ME20 6NE





Offered to the market chain free, this rarely available three-bedroom detached bungalow occupies a generous plot within the highly sought-after Ferns cul-de-sac on the ever-popular Trees Estate in Larkfield. Positioned in a quiet residential setting, the property offers well-balanced and versatile accommodation extending to approximately 896 sq ft, making it an ideal purchase for downsizers, families, or buyers seeking single-storey living without compromising on space.

The accommodation is centred around a spacious living room measuring over 20ft in length, providing an excellent entertaining and relaxation space with views across the rear garden. The fitted kitchen is conveniently positioned adjacent to the living accommodation, while three well-proportioned bedrooms offer flexibility for family living, guest accommodation, or a dedicated home office. A particular feature of the home is the well-appointed bathroom, which includes a bath fitted with a shower attachment. In addition, the principal bedroom benefits from a separate en-suite-style arrangement comprising a walk-in shower and wash hand basin, adding a further level of convenience and practicality for modern living. A separate cloakroom/WC is also provided.

Externally, the bungalow sits on an impressive plot with a substantial rear garden, offering a wonderful outdoor space for gardening enthusiasts, family enjoyment, or future landscaping potential. To the front, a driveway provides off-road parking and leads to the garage, delivering excellent storage and practical parking solutions.

The Trees Estate remains one of Larkfield's most desirable residential developments, renowned for its peaceful tree-lined roads, established surroundings and strong sense of community. The Ferns is particularly favoured thanks to its quiet cul-de-sac position and limited turnover of properties, making opportunities to purchase within the road increasingly rare.

Larkfield itself is exceptionally well placed for everyday convenience. Residents benefit from a wide selection of local shops, supermarkets, cafés and leisure facilities, whilst nearby schools cater for all age groups. The area also offers excellent transport connections, with easy access to the M20 motorway, making commuting to London, Maidstone and the Kent coast straightforward. New Hythe and Aylesford railway stations are also within easy reach, providing regular services into London and the surrounding area.

For those who enjoy the outdoors, the nearby lakes, countryside walks and riverside paths offer plenty of opportunities for recreation, while the neighbouring market town of West Malling provides an attractive selection of independent restaurants, bars and boutique shops.

Combining a highly desirable location, generous plot, detached garage, driveway parking and flexible single-storey accommodation, this is a wonderful opportunity to acquire a rarely available bungalow in one of Larkfield's most sought-after settings.

Freehold
EPC: D
Council Tax: E
Full Fibre Broadband Available Now



- **NO ONWARD CHAIN**
- **Rarely available detached bungalow**
- **Main bathroom with bath and separate shower**

- **Spacious 20ft living room**
- **Generous rear garden**
- **Driveway & garage**

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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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