GUIDE PRICE: £400,000-£425,000

51 Oak Drive, Larkfield, Kent, ME20 6NL

EPC RATING: D

To the front is a private driveway providing off-road parking, together with a front garden creating an attractive approach to the property. The entrance porch leads into the hallway, with a downstairs cloakroom conveniently located off the entrance.
The ground floor is particularly impressive, with the original reception rooms now combined to create a generous open-plan living and dining area measuring approximately 19'10" x 19'2". The room is bright and versatile, providing plenty of space for both comfortable family living and entertaining. The rear extension has further increased the overall footprint, giving the ground floor an excellent sense of space.
The modern kitchen measures approximately 11'9" x 8'8" and features a good range of fitted storage, generous work surfaces and a useful breakfast bar. A separate utility room measuring approximately 8'4" x 5'11" provides additional practical space for laundry and household appliances, with direct access to the rear garden.
Upstairs are three well-proportioned bedrooms. Bedroom one measures approximately 10'11" x 9'11", bedroom two approximately 11'5" x 8'8", and bedroom three approximately 8'11" x 8'2". One of the bedrooms also benefits from useful built-in storage. All three bedrooms have been tastefully decorated, continuing the modern finish found throughout the property.
The family bathroom has also been updated and comprises a fitted bath with electric power shower over, wash hand basin and WC.
Externally, the approximately 81ft rear garden is a real feature of the home. Thoughtfully landscaped, it incorporates a lovely patio area and tiered lawn, providing plenty of space for outdoor dining, entertaining, relaxing and family use.
Extending to approximately 935 sq ft, the property offers a generous amount of accommodation for a three-bedroom home, with the extension and layout making excellent use of the available space.
The Trees development in Larkfield is a popular established residential area, conveniently positioned for local amenities, schools, shops, restaurants and cafés. Larkfield Leisure Centre is also close by, while excellent road links provide easy access towards Maidstone, West Malling and the wider Kent countryside. Nearby West Malling also offers a fantastic selection of independent shops, restaurants, pubs and cafés.
A fantastic opportunity to acquire a fully renovated three-bedroom family home with generous open-plan living accommodation, modern kitchen, separate utility room, downstairs cloakroom, three good-sized bedrooms and an impressive 81ft rear garden, all within this popular Larkfield development.
Freehold
EPC: D
Council Tax: D
Full Fibre Broadband

- **Three-bedroom family home**
- **Modern fitted kitchen with breakfast bar**
- **Fully renovated throughout by the current owners**
- **Downstairs cloakroom**
- **Separate utility room**
- **Three well-proportioned bedrooms**

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

AM4664130826L
MR0856/180615/050815/051015LE

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.

777-779 LONDON ROAD, LARKFIELD, AYLESFORD, KENT, ME20 6DE| 01732 875 706 | LARKFIELDSALES@SIMONMILLER.CO.UK