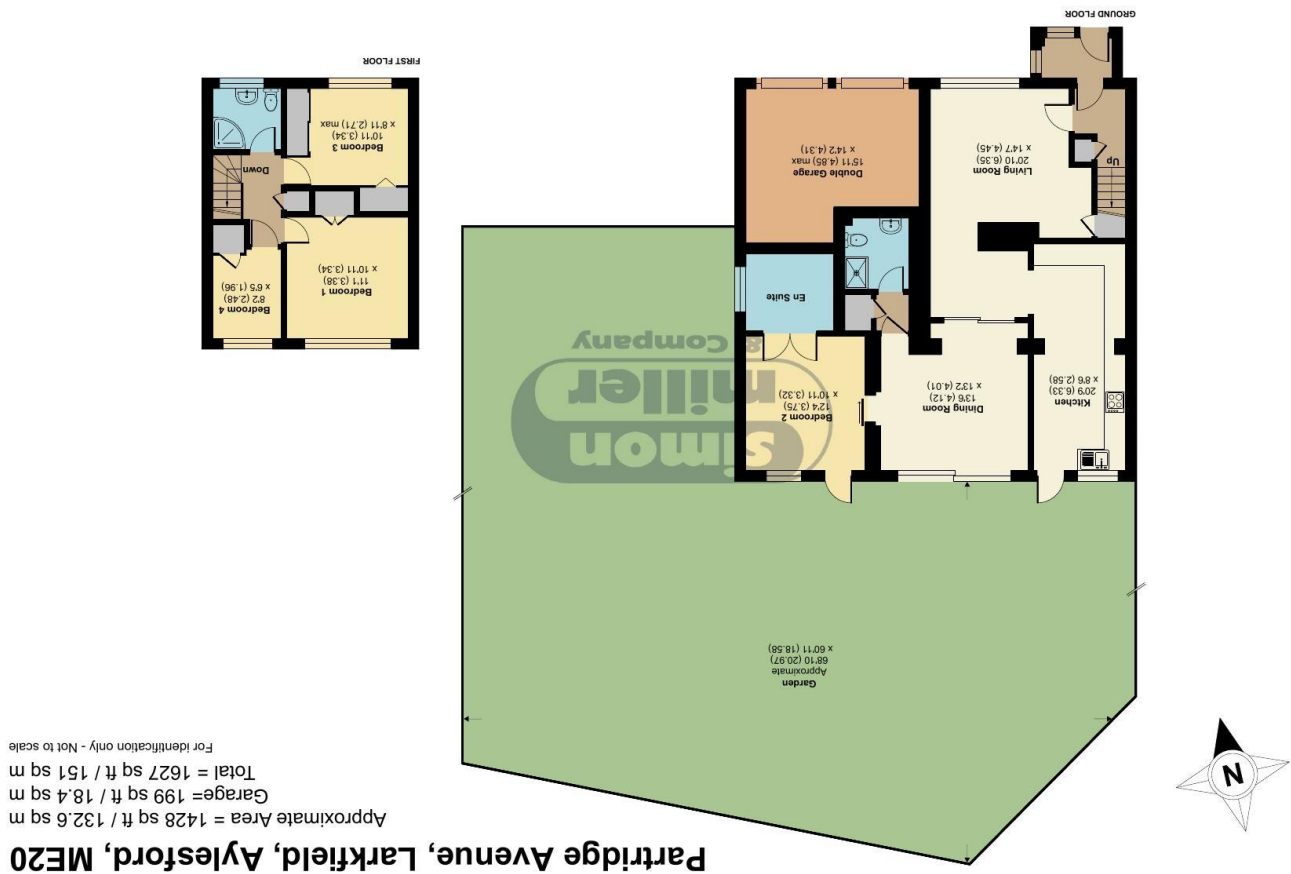


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Simon Miller & Company. REF: 1521979



59 Partridge Avenue, Larkfield, Kent, ME20 6LS

ASKING PRICE: £425,000

EPC RATING: C





This extended four-bedroom semi-detached home is a particularly exciting opportunity, offering a level of space, garden and outside accommodation that is rarely found within this style of property. Set on a fantastic and unusually generous plot within the popular Birds development in Larkfield, the property provides approximately 1,428 sq ft of living accommodation, complemented by a substantial 199 sq ft double garage, giving an impressive 1,627 sq ft in total. The plot is undoubtedly one of the property's greatest attractions. To the front, there is a private driveway providing off-road parking and access to the double garage. To the rear, the property enjoys a large south-facing garden, which extends to the side and rear of the house and gives a wonderful sense of space. It is an excellent garden for families, entertaining, children to play or simply enjoying the sunshine, with the orientation providing a lovely setting throughout the day. The combination of the size of the garden and the generous overall plot gives this home a real feeling of openness that is difficult to appreciate without viewing. Inside, the accommodation is equally impressive. The ground floor has been thoughtfully extended to create a bright, airy and exceptionally versatile living space. The entrance leads into a welcoming hallway, with access to the spacious living room. There is a separate dining room, providing an ideal space for family dining and entertaining, alongside a well-proportioned kitchen. A real benefit is the ground-floor bedroom with its own en-suite facilities, offering superb flexibility for guests, older children or relatives, or those simply wanting a bedroom away from the main sleeping accommodation. There is also a separate downstairs shower room with WC and wash basin, adding further convenience and flexibility. The generous double garage provides ample storage. The first floor provides three further bedrooms, giving the property its impressive four-bedroom arrangement. The bedrooms are well proportioned and are served by a family bathroom, creating excellent accommodation for a growing family. The home is bright and airy throughout, with the generous proportions and extended layout creating a sense of space from the moment you enter. Importantly, the accommodation doesn't come at the expense of outside space – the property manages to combine over 1,400 sq ft of living accommodation with a genuinely substantial garden and plot.

A Fantastic Larkfield Location

Situated within the popular Birds development in Larkfield, the property is exceptionally well placed for everyday family life. Local shops and amenities are within easy reach, while Larkfield Leisure Centre is also conveniently accessible. There is a selection of local schools nearby, adding to the appeal for families, and the development itself provides an established and popular residential setting. Offered chain free, this is a property that really needs to be viewed to appreciate the scale of what is on offer. With approximately 1,627 sq ft in total, a large south-facing garden, an excellent overall plot, private driveway, double garage and four genuine bedrooms, this is a substantial family home offering an exceptional amount of space both inside and out. A fantastic opportunity in a popular Larkfield location.

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



- CHAIN FREE
- LARGE SOUTH-FACING REAR GARDEN
- APPROXIMATELY 1,627 SQ FT INCLUDING THE DOUBLE GARAGE

- POPULAR BIRDS DEVELOPMENT IN LARKFIELD
- PRIVATE DRIVEWAY PROVIDING OFF-ROAD PARKING
- WALKING DISTANCE TO LOCAL AMENITIES

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.

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