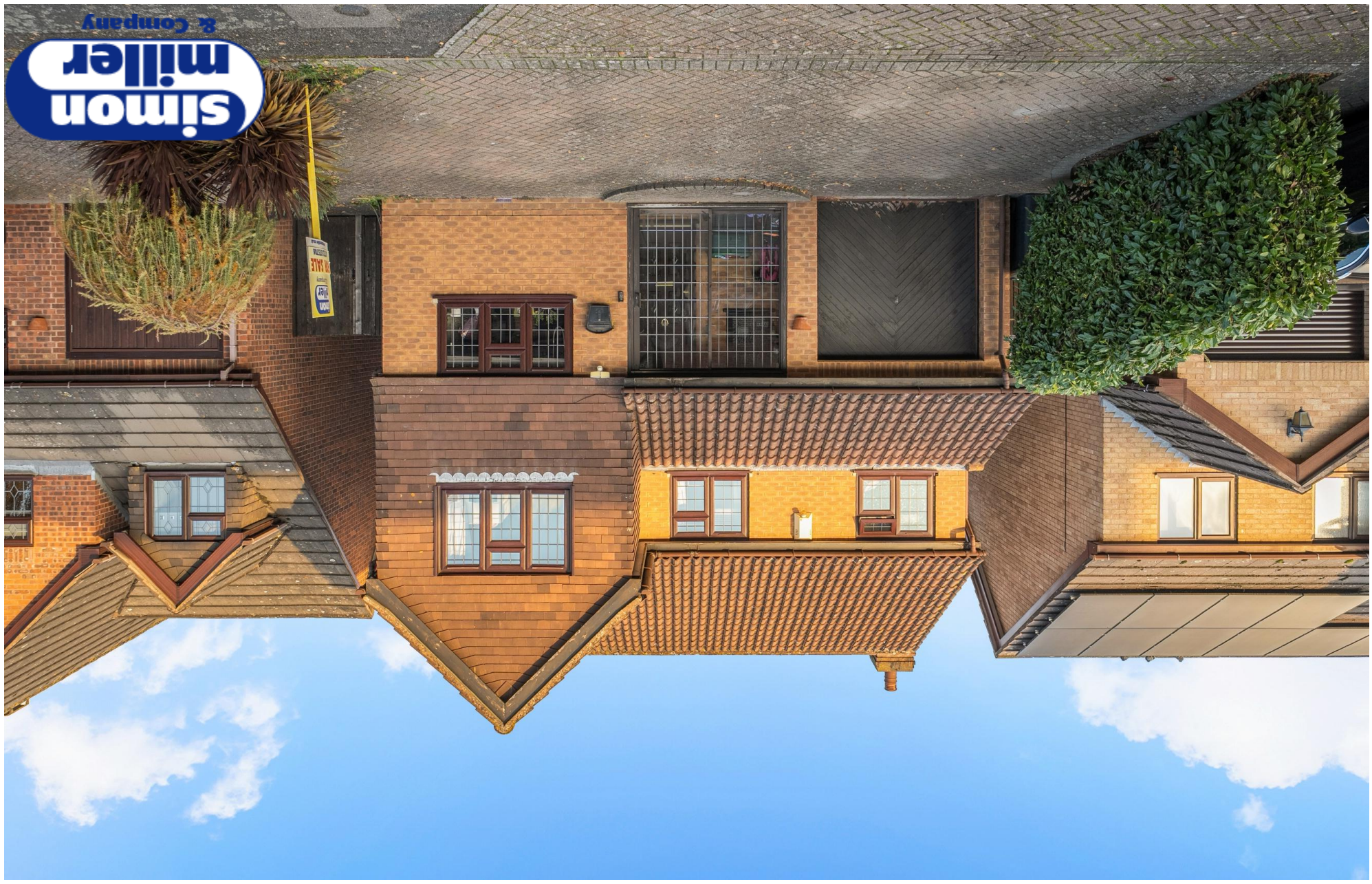


15 Priestley Drive, Larkfield, Kent, ME20 6TX

OFFERS IN EXCESS OF: £500,000

EPC RATING: D

Priestley Drive, Larkfield, Aylesford, ME20

Approximate Area = 1305 sq ft / 121.2 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Simon Miller & Company. REF: 1542224









The ground floor welcomes you with a bright and spacious 15ft living room, providing the perfect setting to relax and unwind, alongside a separate dining room ideal for family meals and entertaining. The impressive 17ft kitchen/breakfast room offers ample worktop and storage space, with plenty of room for everyday dining. A separate utility room, convenient cloakroom and useful additional storage room (formerly the garage), measuring an impressive 8'2 x 7'10, complete the ground-floor accommodation.

Upstairs, there are four well-proportioned bedrooms, with the principal bedroom benefiting from a modern en suite shower room. The remaining bedrooms are served by an equally impressive modern family bathroom, providing stylish and contemporary facilities for the household.

Externally, the property continues to impress with a generous rear garden, providing plenty of space for outdoor entertaining, children to play or simply enjoying the warmer months. To the front, there is off-road parking for two vehicles.

The location is another real selling point. Priestley Drive is positioned within an established residential part of Larkfield, ideally placed for enjoying the beautiful surroundings of Leybourne Lakes Country Park. With its picturesque lakes, scenic waterside walks, cycling routes and open green spaces, it provides a wonderful outdoor setting right on the doorstep.

Larkfield itself is a popular and well-served area, offering an excellent range of local shops, supermarkets, cafés, restaurants and leisure facilities, together with schools and everyday amenities. The nearby historic town of West Malling is also just a short drive away, offering a charming high street with independent shops, restaurants and traditional pubs.

For commuters, the property is particularly well positioned, with New Hythe railway station approximately 0.8 miles away, alongside further rail connections from West Malling, Aylesford and Snodland. Road users benefit from convenient access to the A228 and Junction 4 of the M20, providing excellent connections towards Maidstone, the M25 and London, as well as the wider Kent motorway network.

Combining generous family accommodation, modern bathroom facilities, attractive views across Leybourne Lakes and excellent transport connections, this is a superb opportunity to purchase a wonderful detached home in one of Larkfield's popular residential locations. An early viewing is highly recommended.

Freehold
EPC: D
Council Tax: F
Full Fibre Broadband





- **STUNNING FOUR-BEDROOM DETACHED FAMILY HOME**
- **ATTRACTIVE VIEWS ACROSS LEYBOURNE LAKES**
- **MODERN EN SUITE TO PRINCIPAL BEDROOM**
- **SEPARATE UTILITY ROOM AND GROUND-FLOOR CLOAKROOM**
- **USEFUL ADDITIONAL GARAGE CONVERSION/STORAGE ROOM**
- **CLOSE TO LEYBOURNE LAKES COUNTRY PARK AND LOCAL AMENITIES**

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

AM4683031126L

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