



PERCH CLOSE

## Perch Close

Larkfield ME20 6TD

£665,000



COUNTRY HOMES

## Larkfield ME20 6TD

Nestled in the charming area of Perch Close, Larkfield, this delightful detached house offers an ideal family home for those seeking comfort and space. Built in 2005, the property boasts a generous 1,539 square feet of living space, thoughtfully designed to cater to modern family life.

Upon entering, you are greeted by two inviting reception rooms, perfect for both relaxation and entertaining guests. The heart of the home is the open plan kitchen and dining area, which creates a warm and welcoming atmosphere for family gatherings and meals. This well-appointed kitchen is not only functional but also stylish, making it a joy to cook and dine in.

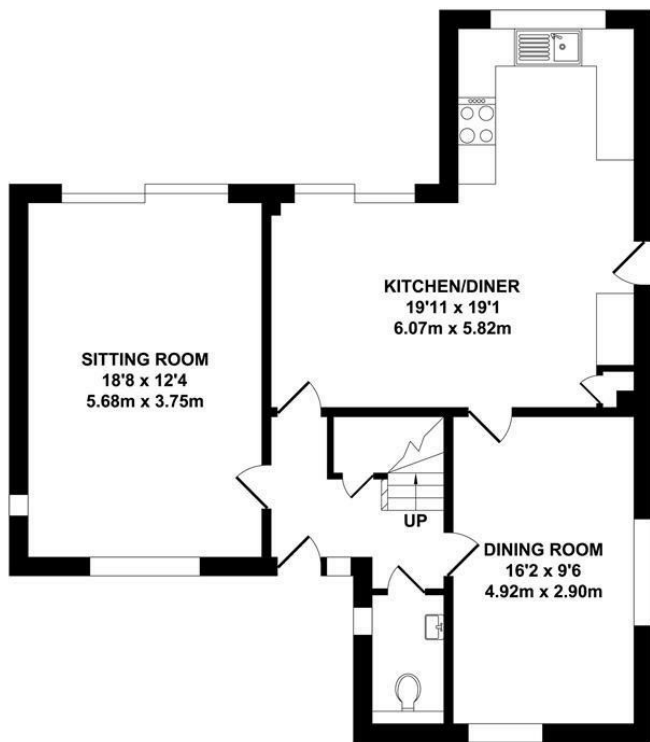
The property features four spacious double bedrooms, providing ample room for family members or guests. With two well-equipped bathrooms, morning routines can be a breeze, ensuring that everyone has their own space to prepare for the day ahead.

Externally, the property boasts a generous garden, offering a delightful outdoor retreat perfect for family enjoyment, al fresco relaxation or gardening enthusiasts. Additionally the property benefits from a parking space and garage located in a gated area, providing secure parking and valuable additional storage.

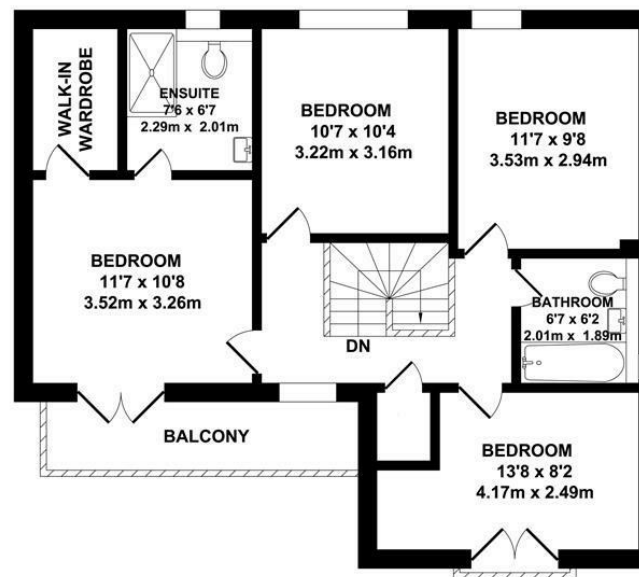
This property is perfect for families looking for a blend of comfort, space, and modern living in a peaceful neighbourhood. With its excellent features and prime location, this house on Perch Close is a must-see for anyone in search of their dream family home.

- CHAIN - FREE
- Ideal Family Home
- 4 Double Bedrooms
- Large Garden
- 2 Reception Rooms
- Open plan kitchen/diner
- Immaculate Condition
- Short drive to West Malling High Street
- Viewing Highly Recommended





**GROUND FLOOR**  
APPROX. FLOOR AREA  
800 SQ.FT.  
(74.29 SQ.M.)



**FIRST FLOOR**  
APPROX. FLOOR AREA  
715 SQ.FT.  
(66.42 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1515 SQ.FT. (140.71 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C	74	
	D		
	E		
	F		
Not energy efficient - higher running costs	G		
England & Wales		EU Directive 2002/91/EC	





## Location Map

Tenure: Freehold

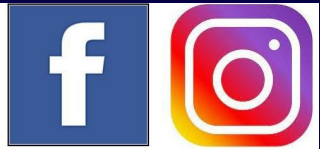
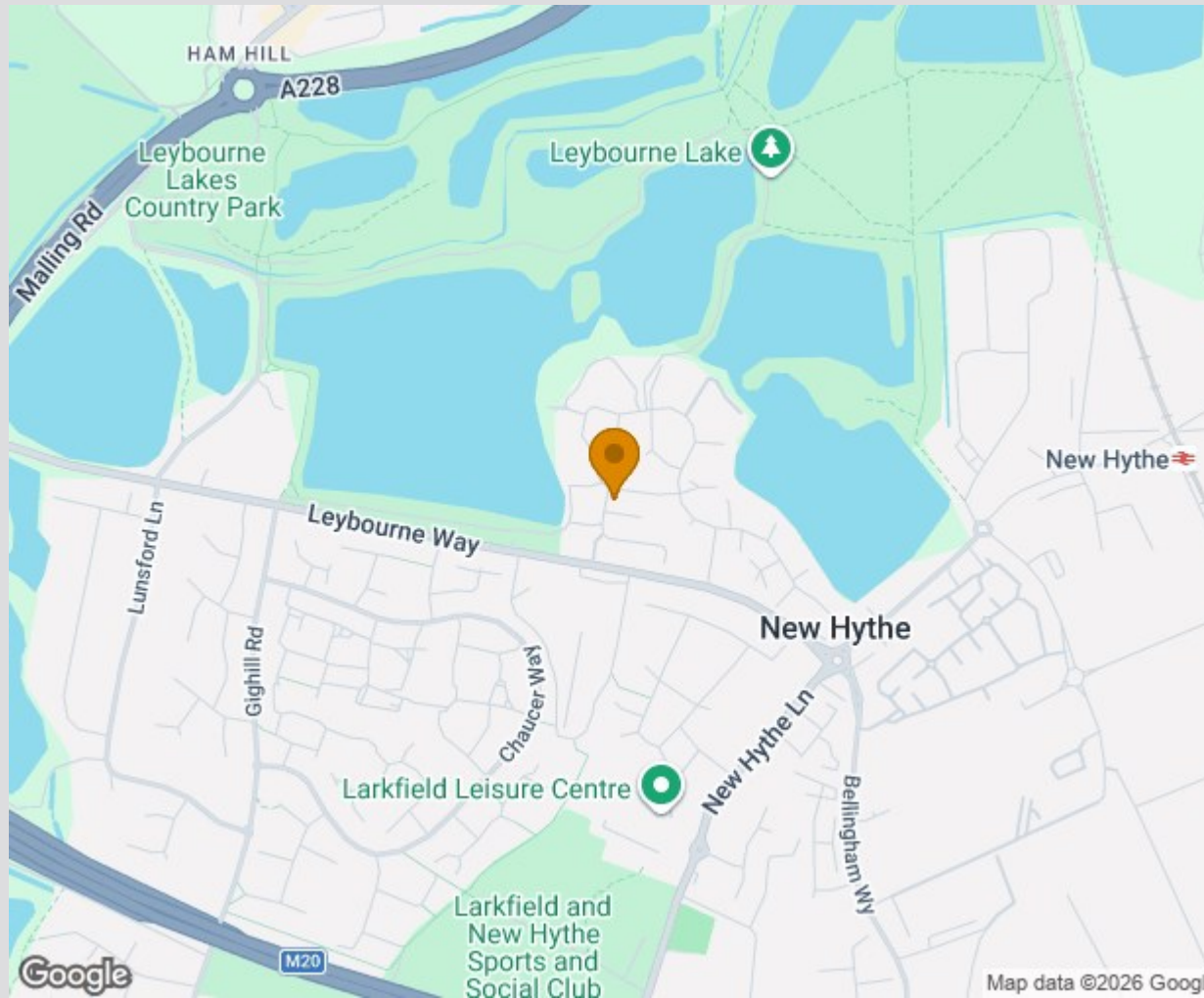
Council tax band:

### AML WM

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before the property can be removed from the open market and advertised as 'sold subject to contract' and before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

### Charges

Service Charge £850 p/a  
Reviewed every 12 months



TO VIEW CONTACT: 01732 87 11 11 [westmalling@khp.me](mailto:westmalling@khp.me)

[www.khp.me](http://www.khp.me)



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