



The Lakes

Aylesford ME20 6SJ

£625,000



COUNTRY HOMES

Aylesford ME20 6SJ

Nestled in the desirable area of The Lakes, Larkfield, this impressive detached house offers a perfect blend of comfort and style. Spanning three floors, the property boasts five spacious bedrooms, making it an ideal family home. The layout includes two inviting reception rooms, providing ample space for relaxation and entertaining guests.

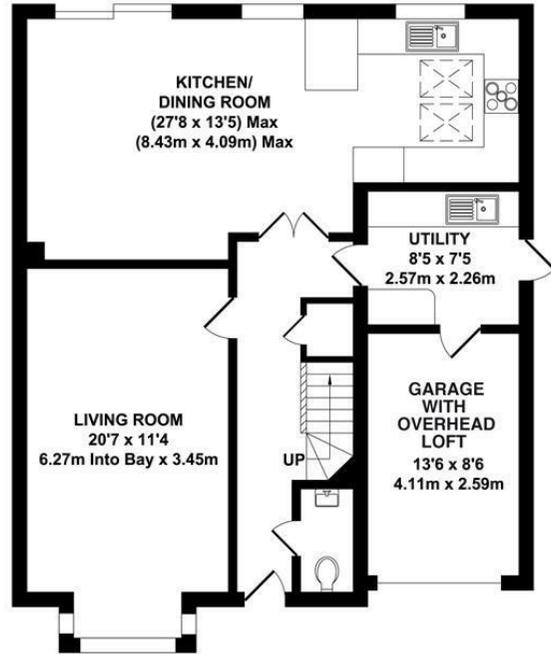
Upon entry you are welcomed to a light and welcoming hallway, with access into a large formal lounge, which is a great space for cosy evenings or entertaining with friends and family. You are then lead into the open plan colourful kitchen/diner which is sure to impress with it's pop of colour and openness, making it ideal for families and those couples who love to host social gatherings. This property also benefits from a seperate utility room which leads into the garage.

The house features three well-appointed bathrooms, ensuring convenience for all residents. The outdoor space is equally appealing, with a charming bar area that invites you to enjoy al fresco gatherings during the warmer months. Additionally, the property benefits from a garage and a driveway, offering secure parking and extra storage.

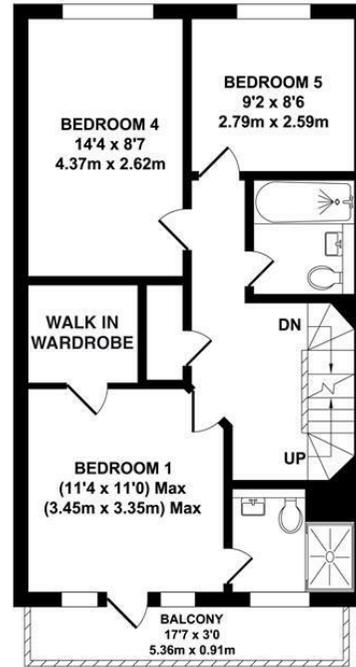
Living in this sought-after area means you will enjoy a peaceful environment while still being close to local amenities and transport links. This home is perfect for those seeking a blend of modern living and a welcoming community atmosphere. Don't miss the opportunity to make this exceptional property your own.

- Immaculate Condition
- 5 Bedroom Detached House
- Garage + Driveway
- Outdoor Bar Area in Rear Garden
- Popular Location
- Openplan Kitchen & Diner
- Utility Room
- Seperate large Lounge
- 3 Bathrooms

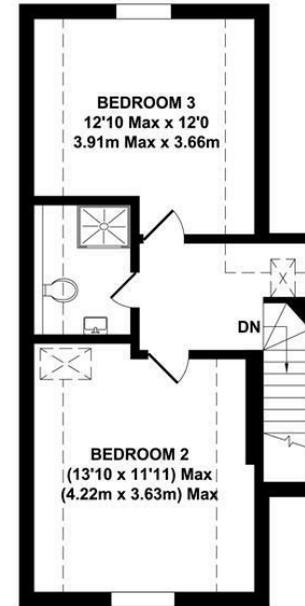




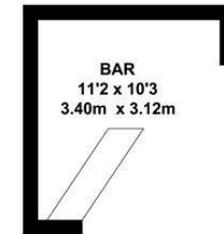
GROUND FLOOR
APPROX. FLOOR AREA
890 SQ.FT.
(82.68 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
586 SQ.FT.
(54.40 SQ.M.)



SECOND FLOOR
APPROX. FLOOR AREA
437 SQ.FT.
(40.64 SQ.M.)



OUTBUILDING
APPROX. FLOOR AREA
81 SQ.FT.
(7.50 SQ.M.)

TOTAL APPROX. FLOOR AREA 1994 SQ.FT. (185.22 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			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





Location Map

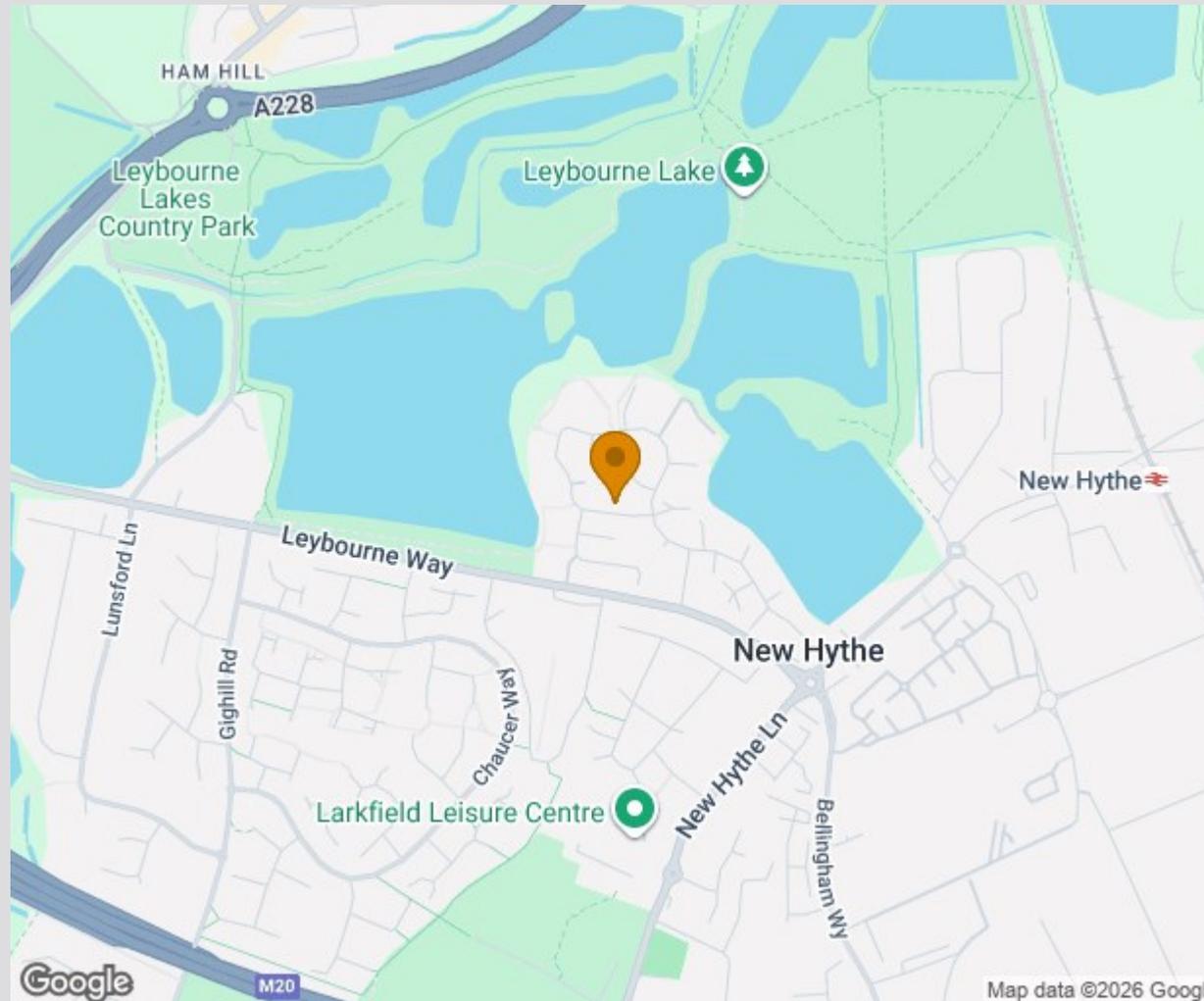
Tenure: Freehold

Council tax band: F

Service Charges
Management fee of £528 p/a (£44 p/m)
Reviewed every 12 months

AML

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.



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