



LAKE WALK







Offers Over £525,000 Freehold

## THE PROPERTY

This stunning four bedroom detached townhouse style family home is situated in the popular Leybourne Lakes development. Exclusive position on the fringe of Leybourne lakes country park. The property is set up across three floors and is versatile living to suit all buyers. The accommodation comprises of the following to the ground floor entrance hall, modern fitted kitchen / diner with a selection of fitted units and ample worksurfaces, range cooker to remain. Sliding doors lead out to an outside space which is a great space to relax. Continuing through you have what could be used as a family room or an office, with access to the rear garden, downstairs WC and utility.

Moving up to the first floor you are greeted with two double bedrooms, modern fitted shower room. A great size lounge with access out to the balcony which gives great views and is another lovely space to relax and unwind.

Moving up to the top floor you will be pleasantly surprised by the floor to ceiling feature window, allowing natural light to flood in, and offering further outside space to sit in and take in the views and tranquil area, also boasting a modern Ensuite shower and built in wardrobe. Furthermore a second double bedroom offering an Ensuite bathroom and a walk-in wardrobe.

Outside the property offers an enclosed rear garden mainly laid to lawn with patio area, large shed to the side of the house, and access to the garage and allocated parking for two more cars.

Living in Leybourne Lakes in a great lifestyle choice with picturesque surroundings, well kept communal areas and also close to shops and restaurants.

**\*Agents note\*** - This property is fitted with solar panels (26 X 410W Eurenar) - Please call the Greyfox sales team for further details.



LAKE WALK, LARKFIELD, AYLESFORD, KENT, ME20 6TB



**Hallway**

**WC**

**Kitchen / Diner**

16' 5" x 12' 2" (5.00m x 3.71m)

**Family room**

16' 5" x 12' 2" (5.00m x 3.71m)

**Sitting room**

16' 5" x 12' 2" (5.00m x 3.71m)

**Bedroom 3**

9' 11" x 7' 10" (3.02m x 2.39m)

**Bedroom 4**

9' 11" x 7' 10" (3.02m x 2.39m)

**Bathroom**



**Premium bedroom**

16' 5" x 12' 2" (5.00m x 3.71m)

**Ensuite**

**Balcony**

13' 5" x 3' 11" (4.09m x 1.19m)

**Bedroom 2**

9' 11" x 9' 8" (3.02m x 2.95m)

**Ensuite**

**Garden**

31' 0" x 27' 0" (9.45m x 8.23m)

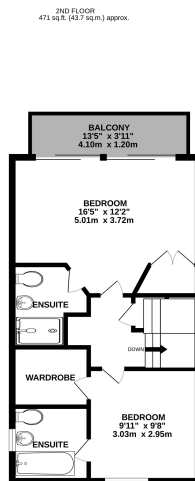
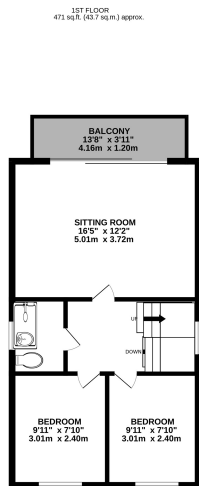
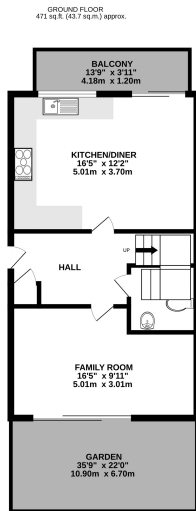






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TOTAL FLOOR AREA: 1412 sq.ft. (131.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## EFFICIENCY RATINGS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	100	100
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

### AGENT NOTES

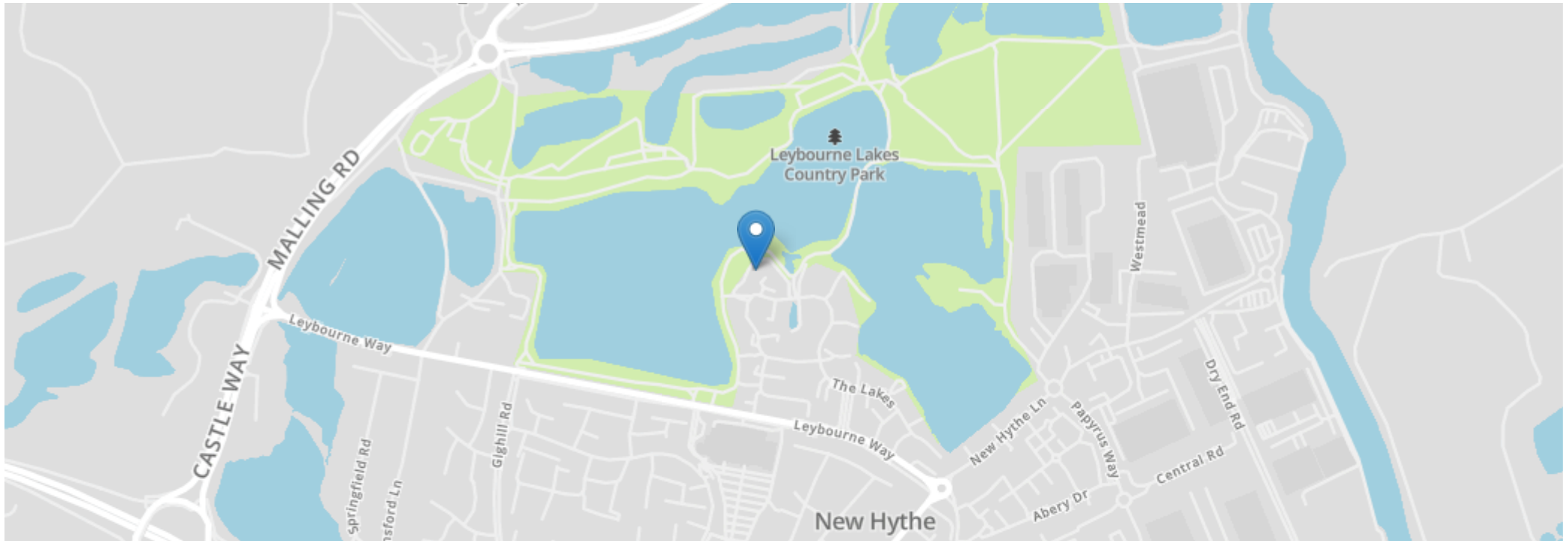
These particulars are prepared as a general guide to a broad description of the property and should not be relied upon as a statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give nor do our employees or Greyfox have authority to make or give any representation or warranty to the property. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by you on inspection and your solicitor prior to exchange of contracts. If there are any points of particular importance to you we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important should you be travelling some distance to view and where statements have been made by us to the effect that the information has not been verified. The copyright of all details, photographs and floorplans remain exclusive to Greyfox. For details of our privacy policy and referral fee arrangements with any of our selected partner companies please visit <https://www.greyfox.co.uk/legal/privacy> and <https://www.greyfox.co.uk/referral-fees>.

### Local Authority

Tonbridge & Malling

Band F





## SITUATION

Aylesford is a village and civil parish on the River Medway in Kent, England, 4 miles northwest of Maidstone. Originally a small riverside settlement, the old village comprises around 60 houses, many of which were formerly shops.

## DIRECTIONS

Head South down Bluebell Hill A229 and take the exit towards Eccles/Burham/Wouldham. Continue onto Rochester Road. Turn left to stay on Rochester Road. At the roundabout, take the 1st exit onto Forstal Road and turn right onto Station Road. Take Bellingham Way to Leybourne Way. At the roundabout, continue straight onto Leybourne Way and after 0.1 miles turn right onto The Lakes.





## Greyfox Prestige Walderslade

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