

72 Keats Road, Larkfield, Kent, ME20 6TR

ASKING PRICE: £325,000
EPC RATING: D





Located on the highly sought-after Keats Road within the popular Poets Development in Larkfield, this well-presented home offers spacious open-plan living, a west-facing garden and excellent practical features ideal for modern family life.

An extended entrance porch provides a welcoming and practical entry point, offering useful storage before leading into the main accommodation. The ground floor is arranged around an impressive open plan living/dining room, creating a bright and sociable space perfect for entertaining or relaxing with family. To the rear, a conservatory further enhances the living space and enjoys pleasant views over the garden. The kitchen is well laid out with ample worktop and cupboard space, positioned conveniently alongside the main living area. Importantly, the ground floor also benefits from a downstairs W/C, adding everyday convenience for families and guests alike.

Upstairs, the property offers two generous double bedrooms along with a comfortable third bedroom, providing flexibility for families, home working or guest accommodation. The well-equipped family bathroom features a suite including a bath with shower over, wash basin and WC, finished in a clean, neutral style.

Externally, the property continues to impress. The west-facing rear garden enjoys afternoon and evening sunshine and is arranged with a patio seating area ideal for outdoor dining, alongside a well-maintained lawn. To the rear of the garden, access leads to a garage en bloc, providing secure parking and valuable additional storage.

Larkfield remains one of the area's most desirable residential locations, particularly the Poets Development which is favoured for its quiet setting and strong sense of community. The area offers excellent local amenities including shops, supermarkets, leisure facilities and scenic lakes, as well as well-regarded schools. For commuters, there is convenient access to mainline rail services and the M20, providing straightforward links to London and the Kent coastline.

Combining practical family living, excellent outdoor space and a prime Larkfield location, this is a fantastic opportunity not to be missed.

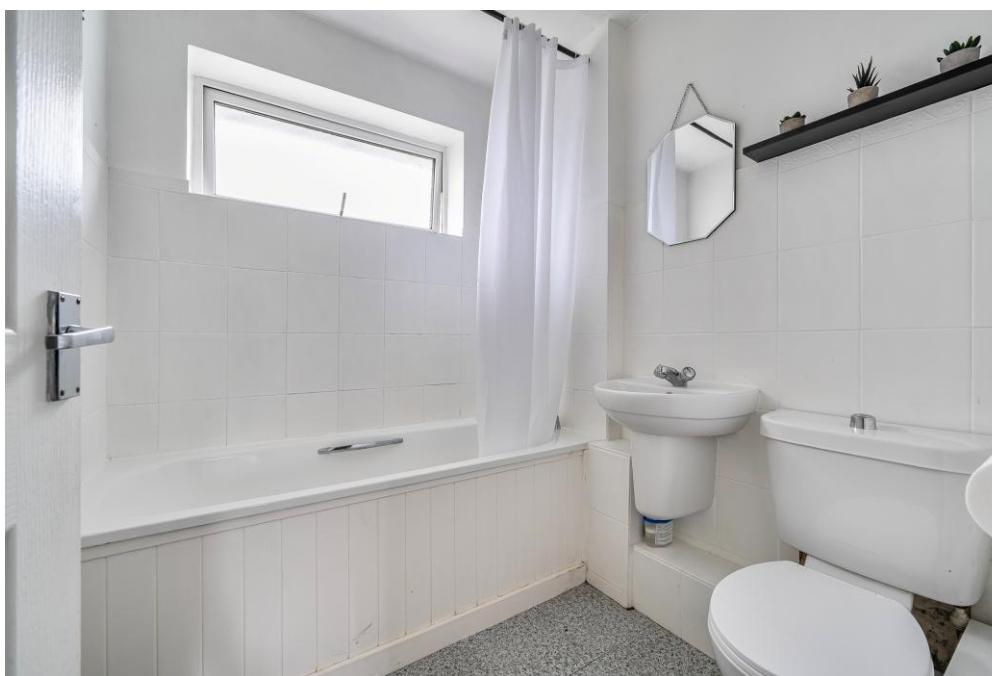
Early viewing is highly recommended.

Freehold

EPC: D

Council Tax: C

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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.

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