



The Croft, Leybourne, West Malling, ME19

15 The Croft, Leybourne, Kent, ME19 5QD

GUIDE PRICE: £600,000-£625,000
EPC RATING: C





Situated in a quiet and private cul-de-sac in the ever-popular village of Leybourne, this impressive four-bedroom detached home offers generous living space, excellent versatility, and a prime location ideal for families. Leybourne is highly regarded for its excellent primary schools, close proximity to the charming town of West Malling, and superb access to motorway links—making commuting and daily life exceptionally convenient. Occupying a substantial corner plot, this property enjoys enhanced privacy, a larger-than-average plot, and ample parking options. The driveway comfortably accommodates several vehicles, with an additional grassed strip running alongside—perfect for parking larger vehicles such as a camper van. A spacious double garage with an electric door further adds to the convenience and practicality of this well-appointed home. As you step inside, you're welcomed by a bright and spacious hallway featuring attractive Amtico flooring. To the left is a flexible reception room currently used as an office, ideal for home working, a playroom, or a snug. A downstairs WC adds further convenience for guests and family alike.

At the heart of the home lies a stylish, contemporary kitchen complete with integrated appliances and a sleek quartz worktop. Flowing effortlessly from here is the large open-plan living and dining area which has plenty of natural light and perfect for both everyday family living and entertaining. Double doors open onto the private, south-westerly facing garden—designed for low-maintenance enjoyment and featuring a sheltered pond area that can easily be adapted to suit your needs. The generous side access not only adds practicality but also offers a direct entrance into the double garage and ample storage space.

Upstairs, the home continues to impress with four spacious double bedrooms. The master bedroom benefits from its own modern en-suite with a walk-in shower, while the remaining bedrooms are served by a contemporary family bathroom featuring a bathtub with shower overhead.

Additional features include a large, fully boarded loft with a built-in ladder—offering superb storage or potential for further development, subject to planning.

This is a rare opportunity to acquire a spacious, well-located family home with excellent outdoor space and thoughtful design throughout. Early viewing is highly recommended to fully appreciate all that this home has to offer.

Freehold
EPC: C
Council Tax: F
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- **DOUBLE GARAGE & LARGE DRIVEWAY**
- **LARGE CORNER PLOT**
- **EN-SUITE TO MASTER BEDROOM**

- **FOUR DOUBLE BEDROOMS**
- **GREAT CONDITION THROUGHOUT**
- **READY TO VIEW NOW**

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

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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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