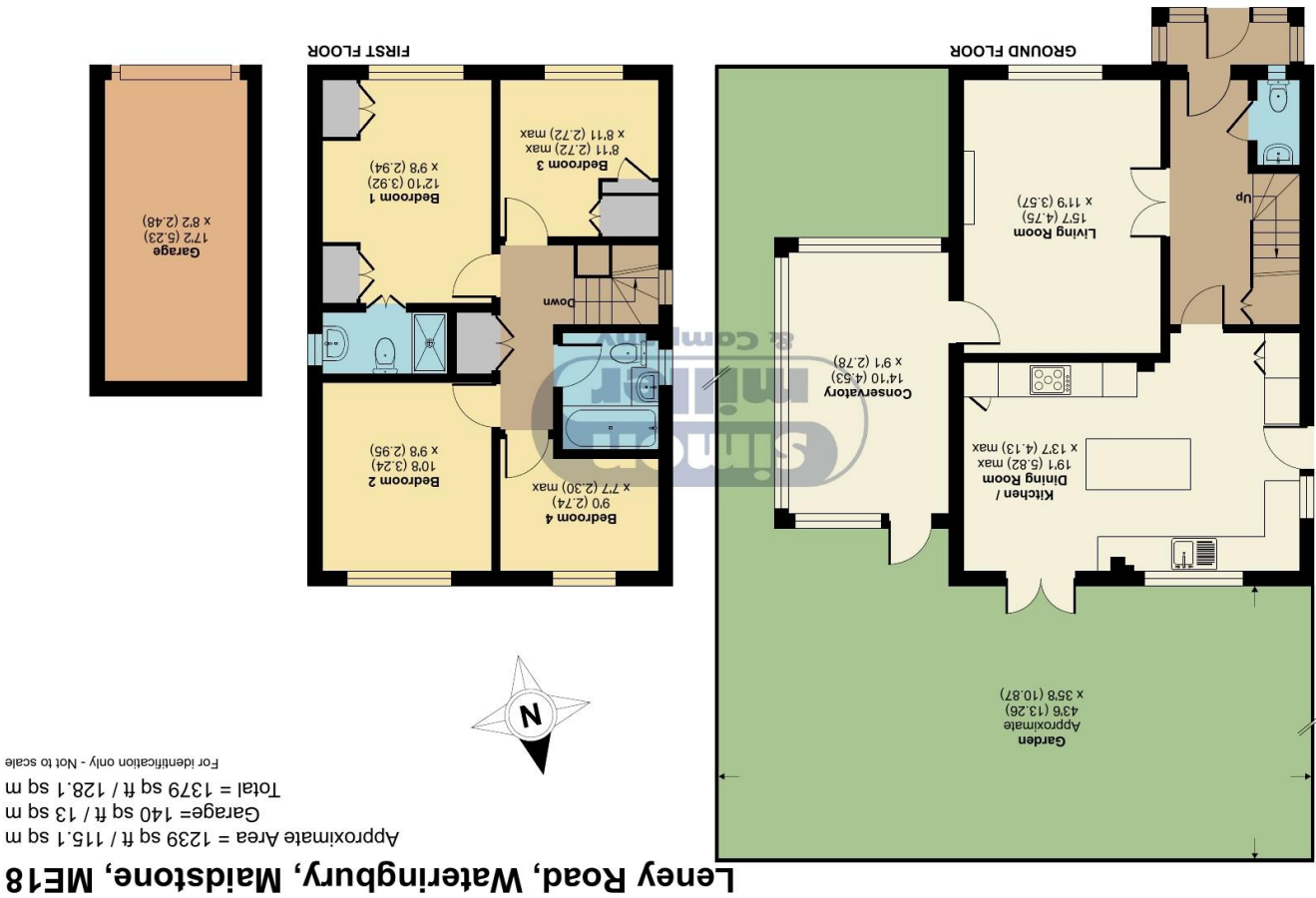


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nhcocom 2025. Produced for Simon Miller & Company. REF: 1298819



12 Leney Road, Waterringbury, Kent, ME18 5DQ

GUIDE PRICE: £550,000-£575,000

EPC RATING: B







**Nestled in the heart of the ever-popular village of Watlingbury, this well-presented four-bedroom detached property offers an ideal family home with ample space, both inside and out. Known for its welcoming village atmosphere, local shops, traditional pubs, and convenient train and bus routes, Watlingbury offers the perfect blend of community and connectivity.**

**Set on a desirable corner plot, this property enjoys a generous amount of outdoor space with the added advantage of a private driveway and a single garage to the front.**

**Internally, the home has been lovingly maintained and is ready to move into. A spacious entrance hallway greets you as you enter, complete with a handy downstairs WC. The well-proportioned living room overlooks the front of the property and provides a comfortable and inviting space to relax. From here, double doors lead into the bright and airy conservatory, which in turn opens directly onto the garden — perfect for indoor-outdoor living.**

**The modern kitchen, accessible from the hallway, offers plenty of storage and preparation space and also benefits from direct access to the garden. The kitchen also houses the boiler and is ideal for family life or entertaining.**

**A notable highlight of this property is its strong environmental credentials, including a good EPC rating, solar panels, a battery storage system, and an EV car port — making it an excellent choice for energy-conscious buyers.**

**Outside, the large corner plot garden is a standout feature, offering great potential for extension (subject to the usual planning consents), with the added benefit of side access. Upstairs, the home offers four bedrooms and a stylish, modern family bathroom, making it perfectly suited to growing families or those in need of additional space for home working.**

**Freehold  
EPC: B  
Council Tax: E  
Full Fibre Broadband Available Now**



- **Large Corner Plot**
- **Excellent Condition Throughout**
- **Modern Kitchen & Bathroom**

- **Garage & Driveway - With EV Charging Point**
- **Downstairs WC**
- **Ready to View Now**

**TAKE A LOOK AT: [WWW.SIMONMILLER.CO.UK](http://WWW.SIMONMILLER.CO.UK)**

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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