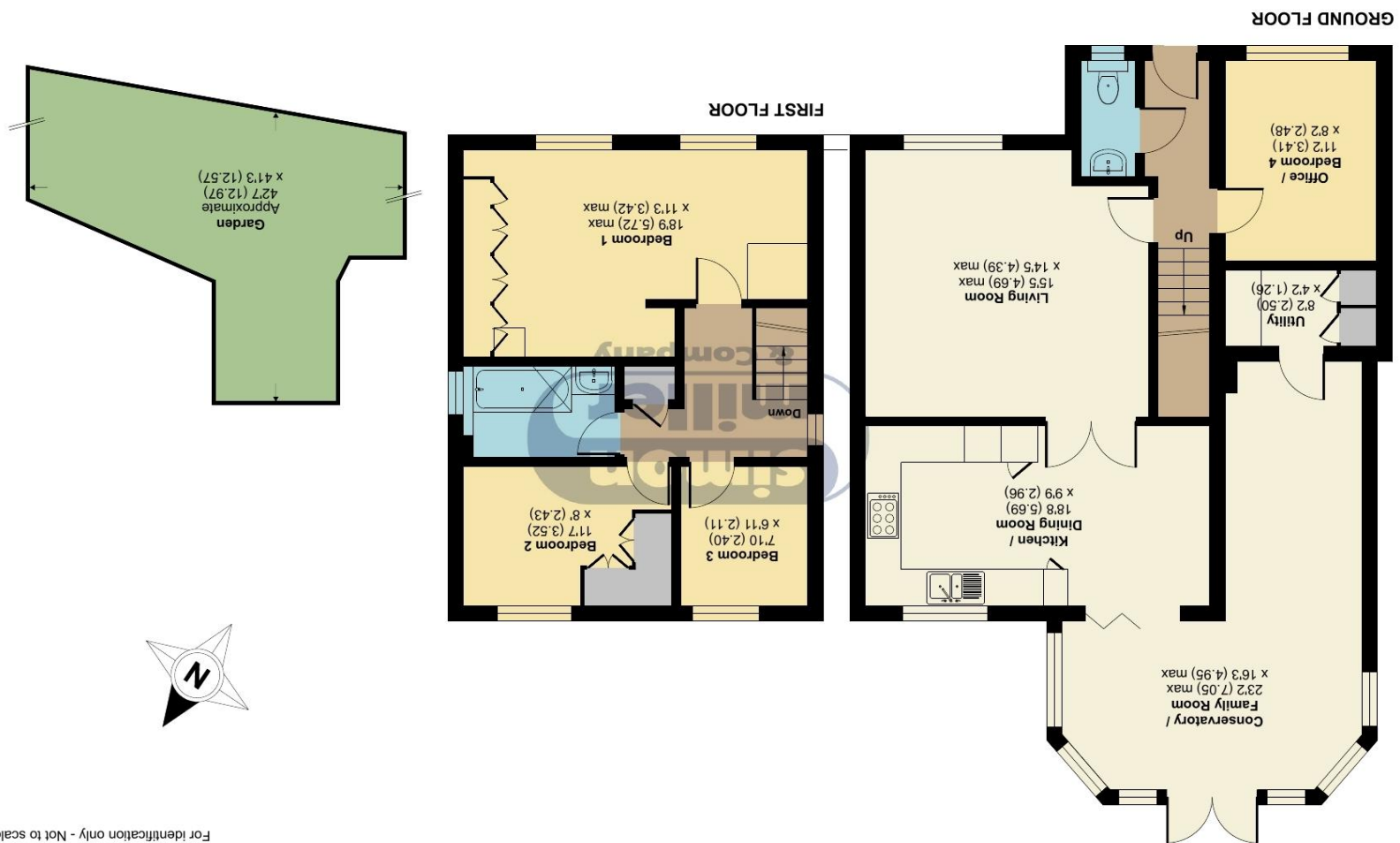


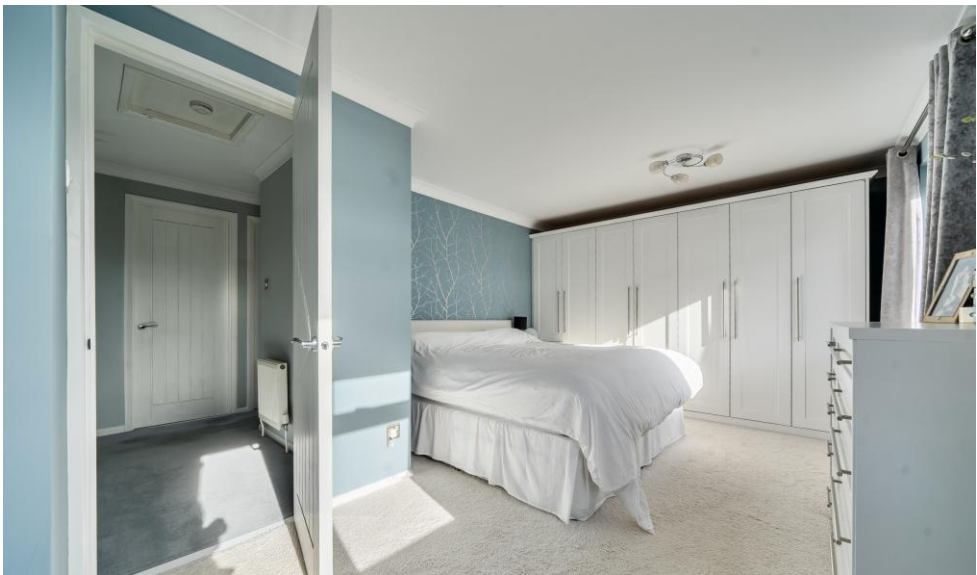


The Croft, West Malling, ME19
Approximate Area = 1362 sq ft / 126.5 sq m
For identification only - Not to scale

7 The Croft, Leybourne, Kent, ME19 5QD

GUIDE PRICE: £575,000-£600,000
EPC RATING: D





We are delighted to present this stunning four-bedroom detached home, fully renovated throughout to an exceptionally high standard, situated on a corner plot on one of Leybourne's most sought-after roads, The Croft.

From the moment you arrive, this home impresses with instant kerb appeal, featuring all-new double glazing, a driveway with EV charger, and thoughtfully landscaped frontage. Inside, the property is bright, airy, and spacious, perfect for modern family living. The lounge offers a generous living area with a feature fireplace, creating a welcoming focal point. The hub of the home is the open-plan kitchen/diner, fitted with modern, fully integrated appliances and finished to a high specification. Bi-fold doors open into a wrap-around conservatory, providing additional flexible family space, while a separate utility area adds convenience. The ground floor is completed by a converted garage currently used as a bedroom and a practical downstairs cloakroom.

Upstairs, the quality continues. The master bedroom is beautifully designed like a suite, with built-in wardrobes and bedside units. Originally, the layout of these homes separated this space with a stud wall, so the property can easily be reconfigured back into a traditional four-bedroom layout if required. The second bedroom also includes built-in wardrobes, with a further bedroom and a modern family bathroom featuring a bath with shower over.

Externally, the corner plot provides a larger-than-average garden on the desirable Leybourne Village estate, offering both space and privacy. The garden also features a powered shed, ideal for a home office or workshop.

Leybourne is a popular village offering a friendly community feel, excellent local schools, parks, and convenient access to local amenities and transport links, making this property ideal for families.

This exceptional home combines modern, high-quality interiors with versatile living space in a prime location and is not to be missed.

Freehold
EPC: D
Council Tax: E
Full Fibre Broadband Available Now



- FOUR BEDROOM DETACHED CORNER PLOT FAMILY HOME
- HIGH SPEC KITCHEN / DINER
- DRIVEWAY & EV CHARGER

- NEW DOUBLE GLAZING
- UTILITY ROOM
- BI-FOLD DOORS LEADING TO WRAP AROUND CONSERVATORY

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

AM4567161025L

MR0856/180615/050815/051015LE

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.

777-779 LONDON ROAD, LARKFIELD, AYLESFORD, KENT, ME20 6DE | 01732 875 706 | LARKFIELDSALES@SIMONMILLER.CO.UK