



Ibbett Mosely

Hayfield, Leybourne, West Malling ME19 5PX
Price Guide £525,000



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A great four bed detached home in the quiet cul de sac of Hayfield Leybourne. Offering extra space than the normal house via the converted garage, now giving three reception rooms the house not only offers bedroom space but living accommodation also. In addition a conservatory looks out over a good sized garden.

Modernised in all the right spaces the house offers a new buyer the opportunity to live in the house before deciding how to make it their own. A great possibility to extend to the rear is just one of the options subject to planning permission.

Guide Price £525,000

- Four Bedroom Family Home
- Popular Leybourne Location
- Walking Distance to West Malling
- Private Rear Garden
- Converted Garage to offer Three Reception Rooms
- Additional Conservatory
- Modernised Kitchen & Four Piece Bathroom
- Drive for Multiple Cars
- EPC rating C

Positioned in the sought-after area of Leybourne, West Malling, this charming detached house offers a perfect blend of comfort and convenience. Boasting three reception rooms, four bedrooms, and a modernised bathroom, this property provides ample space for a growing family.

Built late last century this home offers great space. With parking space for three vehicles, you'll never have to worry about finding a spot. The cul-de-sac location ensures peace and privacy, making it an ideal retreat after a long day.

Situated within walking distance to the vibrant West Malling High Street, you'll have easy access to a variety of shops, restaurants, and amenities. Families will appreciate the proximity to popular schools, making the morning school run a breeze.

Step outside to discover the private rear garden, perfect for relaxing or entertaining guests on sunny days. Whether you're enjoying a quiet morning coffee or hosting a summer barbecue, this outdoor space is sure to impress.

Don't miss this opportunity to have the chance to live in this popular Leybourne location. Book a viewing today and envision the endless possibilities this property has to offer.

Description

The property offers great kerb appeal with the block paved drive and front garden before accessing the central welcoming hallway. This leads to all areas and includes a downstairs cloakroom. The integral garage has been converted to offer a great additional reception room to offer flexible space for a study or family playroom. The lounge sits the other side of the hallway and has a feature fireplace. A large window floods light in from the front of the house and access to the rear of the room draws you into the dining space. This has been opened up to the modernised kitchen to give a good social space and the hub of the house. A further door leads into the conservatory overlooking the rear garden.

Upstairs off a central staircase the house offers four well proportioned bedrooms, two of the biggest rooms to the rear overlooking the garden have built in wardrobe spaces. The bathroom has been adapted to allow space for a shower as well as a bath to cater for the full family needs and has been modernised.

The rear garden is of good size, mainly laid to lawn with mature planting to beds and a social patio beside the conservatory. Side access to bins is given to the front drive.

Leybourne

Leybourne is a small village in Kent situated off Junction 4 of the M20 Motorway and has a local primary school, pre Norman-conquest church, 13th-century Norman castle, hairdressers, village

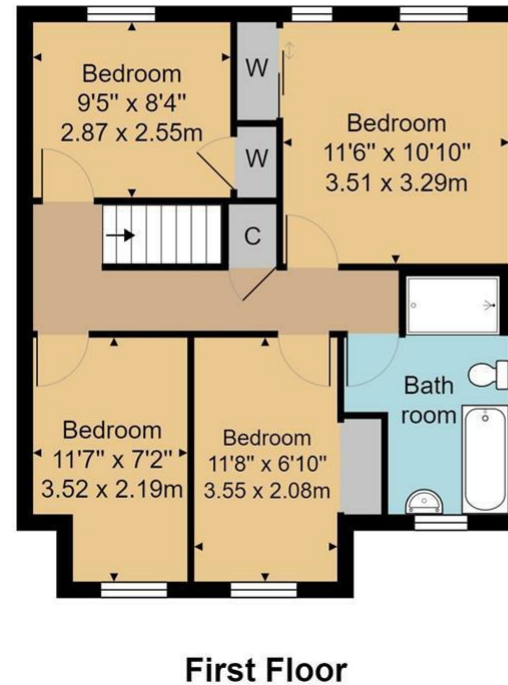
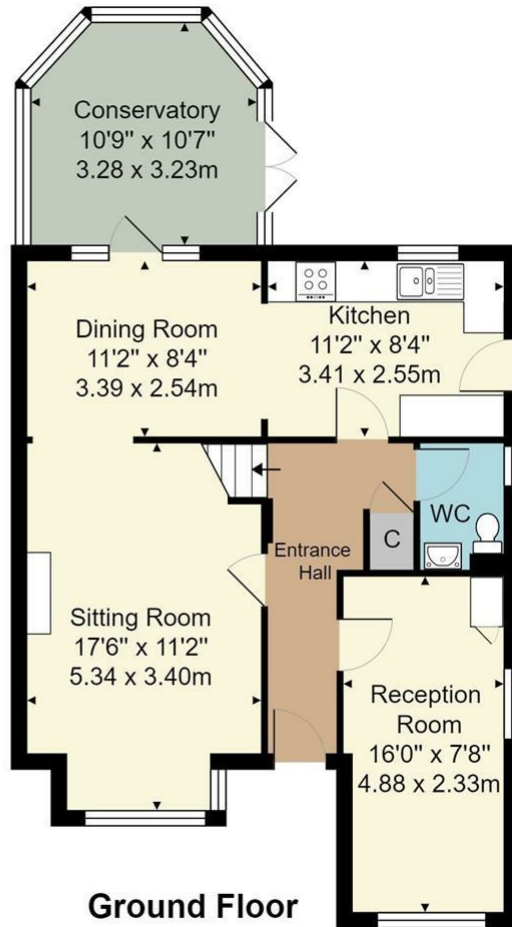
stores, village hall, pub/restaurant (The Old Rectory) and a Brewers Fayre restaurant and motel.

Nearby is the historic market town of West Malling with a broad high street of specialist shops, as well as, Post Office, Boots Pharmacy and Tesco stores and a great selection of restaurants and public houses. West Malling and Borough Green railway stations serve London (Victoria). Tonbridge, Sevenoaks and the County Town of Maidstone town centres offer a wide range of shopping, educational and leisure facilities as well as main line stations (Charing Cross/Cannon Street). There are a good number of well regarded state and independent schools in the area. There is easy access to the M20's Junction 4 which links to the M26/M25 Motorway network, Dartford Tunnel, Channel Tunnel Terminus and ports, Heathrow and Gatwick International Airports, London and suburbs. There are golf courses at Wrotham Heath, Kings Hill and Addington and indoor leisure centres at Larkfield and Kings Hill.





Approx. Gross Internal Area
1297 ft² ... 120.5 m²



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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West Malling 01732 842668

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