



GROUND FLOOR
APPROX. FLOOR AREA
526 SQ. FT.
(48.87 SQ. M)

FIRST FLOOR
APPROX. FLOOR AREA
387 SQ. FT.
(35.91 SQ. M)

TOTAL APPROX. FLOOR AREA 913 SQ.FT. (84.78 SQ.M.)

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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Woodlea
Leybourne ME19 5QY
Guide Price £425,000

Tenure: Freehold

Council tax band: D



GUIDE PRICE £425,000 - £450,000

A 3 bedroom semi detached house on a SUBSTANTIAL PLOT in the sought after Leybourne area. RIPE FOR EXTENDING - whether its a two storey extension, side extension or just a simple kitchen/diner enlargement - this property offers abundance of potential (subject to planning).

Internally the property comprises hallway, built in storage cupboard, porch area, living room / dining area, kitchen, and conservatory. To the first floor are 3 bedrooms (two doubles and a single) and a main bathroom.

Externally, the property has a single garage and driveway way for 2/3 cars with potential to create further parking and generous side and rear gardens.

- Semi-Detached House
- SUBSTANTIAL PLOT
- Idea for Extension/Improvement (STP)
- NO ONWARD CHAIN
- Open Plan Lounge/Diner
- Kitchen
- 3 Bedrooms
- Bathroom
- Driveway for 2-3 Cars & Garage



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
81	60	A	B
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO₂ emissions</p>		<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO₂ emissions</p>	
<p>Not energy efficient - higher running costs</p> <p>Not environmentally friendly - higher CO₂ emissions</p>		<p>Not energy efficient - higher running costs</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales EU Directive 2002/91/EC</p>		<p>England & Wales EU Directive 2002/91/EC</p>	

LOCAL INFORMATION FOR LEYBOURNE

Leybourne is a sought after area thanks to its convenience access to so many things.

For recreation you have a local leisure centre, Leybourne Lakes or Manor Country Parks close by, A good range of shops and eateries at Larkfield and West Malling. West Malling is the closest town, and is one of the most attractive small towns in mid-Kent with a wide main street lined on each side by a fine collection shops and eateries.

For the commuter Junction 4 of the M20 gives access to the motorway network, London Docklands, Gatwick, Heathrow, City and Stansted airports, the Channel Tunnel, Ashford and Ebbsfleet International stations and Bluewater Shopping Centre. There is a mainline train station at nearby West Malling. Maidstone, Tonbridge and Sevenoaks all provide an excellent and comprehensive range of educational, recreational and shopping facilities together with further mainline stations serving London Bridge, Cannon Street, Charing Cross and Victoria.

For education there is a comprehensive range of primary, grammar and private educational opportunities. For more schools information please visit www.kent-pages.co.uk/education.

ADDITIONAL INFORMATION

Freehold
Council Tax Band D
EPC Rating D
UPVC Double Glazing
Gas Central Heating

Disclaimer

All dimensions are approximate and any floor plans are for guidance purposes only. Reference to appliances and/or services does not imply that they are necessarily in working order. Whilst we endeavor to make our sales particulars as accurate as possible, all interested parties must verify their accuracy themselves.

In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property.

