



Connells

Leybourne Close  
Chatham



### Property Description

This detached family home is set within this very quite close and tucked away in a peaceful corner of Walderslade. You will have very easy access to the village as well as the M2, Maidstone and country walks at the weekend. The home has benefited from an extension to the left-hand side that the current owners have made into a double storey addition now boasting a walk-in wardrobe and dressing room along with a wonderful ensuite. Downstairs the property does provide more than ample living space for the modern family with an extended living area, large conservatory, and home office space to work from. Parking is provided via a driveway and single garage.

**Entrance Hall**

**Living Room**

9' 8" x 22' ( 2.95m x 6.71m )

**Home Office**

6' 2" x 10' 1" ( 1.88m x 3.07m )

**W/C**

**Kitchen**

11' 3" x 11' 5" ( 3.43m x 3.48m )

**Conservatory**

10' 1" x 11' 9" ( 3.07m x 3.58m )

**Garage Store Room**

7' 6" x 8' 7" ( 2.29m x 2.62m )

**Playroom/ Bedroom**

7' 6" x 11' 3" ( 2.29m x 3.43m )

**Bedroom One**

11' 6" x 11' 8" ( 3.51m x 3.56m )

**Dressing Room**

7' 9" x 10' 5" ( 2.36m x 3.17m )

**En Suite**

**Bedroom Two**

8' 3" x 11' 8" ( 2.51m x 3.56m )

**Bedroom Three**

6' 8" x 9' 6" ( 2.03m x 2.90m )

**Bedroom Four**

8' 3" x 9' 5" ( 2.51m x 2.87m )

**Bathroom**

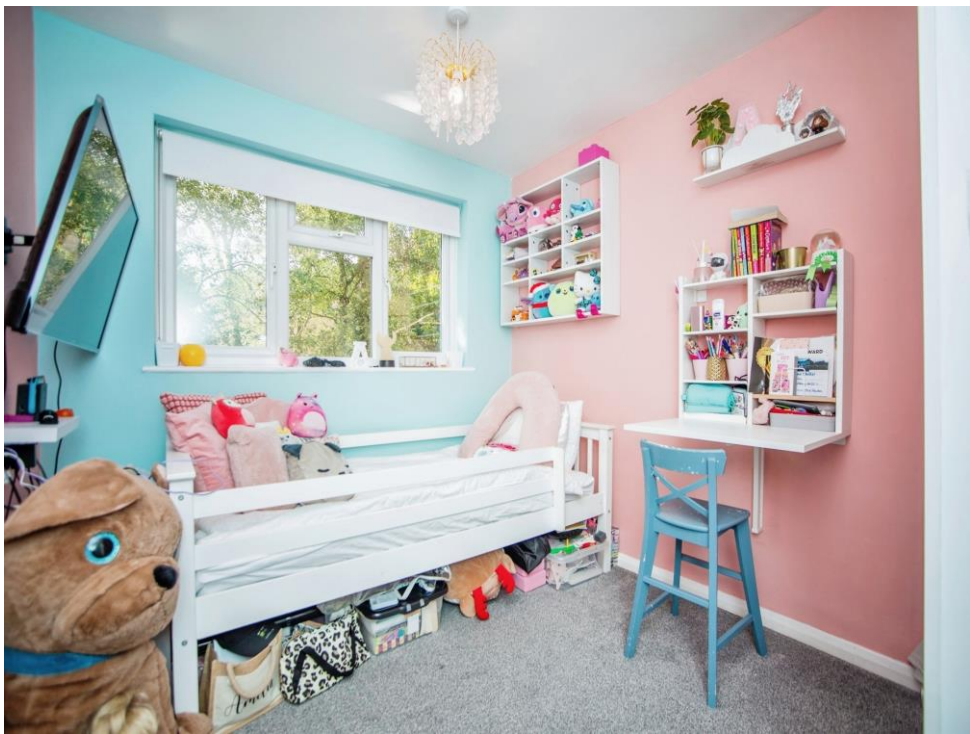
**Driveway**

**Single Garage**

7' 6" x 7' 9" ( 2.29m x 2.36m )

**Rear Garden**









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

Tenure: Freehold

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