

Connells

Leybourne Close Walderslade

Leybourne Close Walderslade ME5 9JN



Property Description

This detached family home is set within this very quiet 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.

There are now further plans passed for a second double storey extension to the rear creating a second dressing room leading to a bedroom (24/504320/FULL). 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)

Driveway

Single Garage

Rear Garden







AO: Mr Richard Elliott rovesbury 5A Ashen Grove Road natts Valley N15 6YE

PLANNING DECISION NOTICE

ENT TYPE: Householder

APPLICATION 24/504320/FU
REFERENCE:

ROPOSAL: Demolition of an existing conservatory and erection a part single part two storey rear extension.

15 Leybourne Close, Boyley, Kent, MES 9.IN.

e Council hereby GRANTS permission/consent for the proposal referred to above subject following Condition(s):

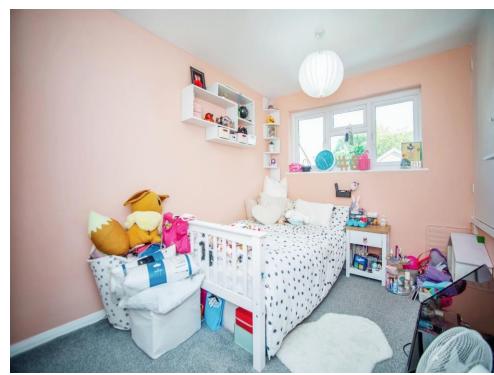
The development hereby permitted shall be begun before the expiration of three years from the date of this permission;

Reason: In accordance with the precisions of Section 91 of the Town and Country.











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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

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RAINHAM ME8 7HX

EPC Rating: C

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Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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