



## Pinewood Close

Leybourne ME19 5FH

£395,000



COUNTRY HOMES

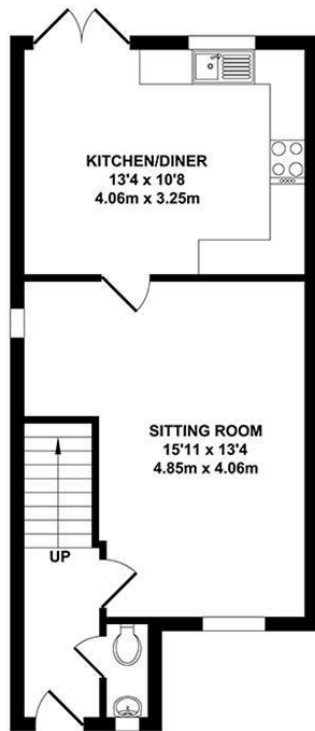
## Leybourne ME19 5FH

Situated in a popular residential Close is this modern semi detached house located just off of the A20 between West Malling & Leybourne. Ideal for those who need access to the motorway network. A short drive from the popular village of West Malling which offers bespoke shops bars and restaurants as well as a station providing train into London stations.

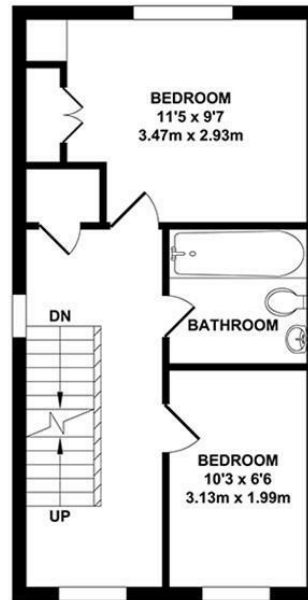
The property has 3 bedrooms and an ensuite to the master. There is a downstairs cloakroom and as you can see from the floorplan a lounge and separate kitchen diner. Externally there is a rear garden and 2 allocated parking spaces. Well presented by the current seller, we advice you to call today to arrange your viewing.

- Semi detached
- 3 bedrooms
- Ensuite
- Kitchen/diner
- 2 parking spaces
- Popular location
- No through road
- Viewing encouraged

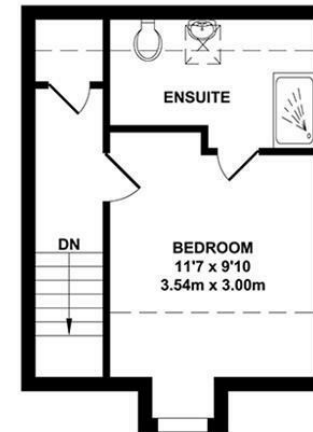




GROUND FLOOR  
APPROX. FLOOR AREA  
386 SQ.FT.  
(35.89 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
358 SQ.FT.  
(33.29 SQ.M.)



SECOND FLOOR  
APPROX. FLOOR AREA  
232 SQ.FT.  
(21.52 SQ.M.)

TOTAL APPROX. FLOOR AREA 976 SQ.FT. (90.70 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 mis-statement. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		90
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
		78	
England & Wales		EU Directive 2002/91/EC	



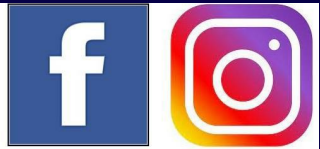


## Location Map

Tenure: Freehold

Council tax band: E

Charges  
Estate management £130pa  
Review period tba



TO VIEW CONTACT: 01732 87 11 11 [westmalling@khp.me](mailto:westmalling@khp.me)

[www.khp.me](http://www.khp.me)



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