

STUART REYNOLDS



Hawthorn Grove
Leybourne Chase
West Malling
Kent
ME19 5SG



5



3



1797sqft



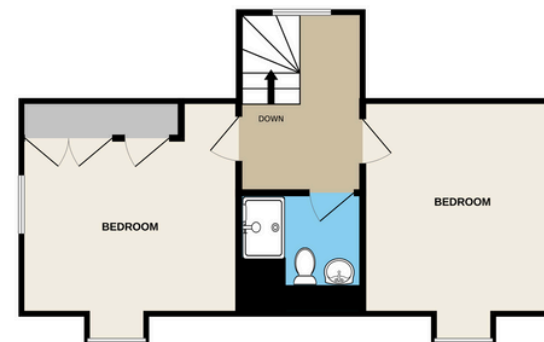
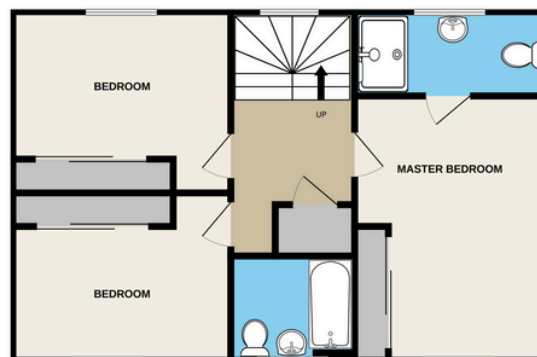
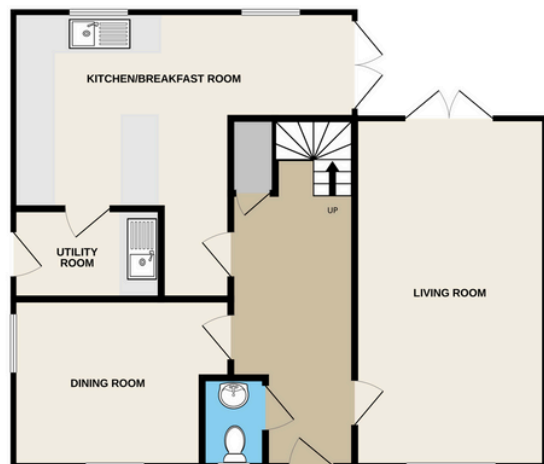
Introducing Hawthorn Grove, one of just four properties built by Taylor Wimpey to the design known as The Wren, one of the largest design of any home within the modern development of Leybourne Chase.

Spread across three floors, the accommodation to this family home is coming in at just under 1,800sqft and provides masses of flexible space and versatility, perfect if you need a separate play room or work from home office. On arrival, what immediately sets this particular design of home apart is that you are greeted by one of the largest, multi vehicle driveways of any home within the development, this leads to a spacious double garage, so as children begin to drive or if you have regular visitors to the home, you will never be short of private parking.

For day to day living, there is a good size, double aspect lounge plus a separate dining room which could also be a perfect home office/study . A cloakroom and fitted kitchen with offset breakfast area plus the convenience of an adjoining utility room complete the ground floor layout. All 5 bedrooms are fantastic sized double's and occupy the first and second floors along with a bathroom, shower room and an ensuite to the master bedroom to round off the full list of accommodation.

Heading outside, by today's standards, the garden is not only an excellent size but is also very private and can be accessed from within the home or the side gate. Detached family size homes that offer this scale of space, both inside and out, are very few and far between within any local modern development and as a result, seldom become available so if you are searching for that 'forever' family home, with bags of space then this home is one that you must simply come visit!

Whilst being on the edge of the development, you remain within walking distance from the wonderful facilities such as a trim trail, nearby football fields, community centre and village shop. The nearby sports pavilion hosts the local favourite Average Doughs Bakery. Pippins Pre-School and Valley Invicta Primary School cater for those with young children and with the thriving Market Town of West Malling with its mainline Rail Station, variety of shops, boutiques and pubs/restaurants just minutes away, there is nothing not to love about this location.



Ground Floor

Entrance Hallway
Cloakroom
Kitchen/Breakfast Room
19'11 (max) x 11
Utility Room - 8'11 x 5
Living Room - 20'2 x 10'8
Dining Room - 10'7 x 9'4

First Floor

Landing
Master Bedroom - 14'10 X 10'9
Ensuite
Bedroom - 12'3 x 9'4
Bedroom - 12'3 x 9'11
Bathroom

Second Floor

Landing
Bedroom - 11'9 x 10'10
Bedroom - 12'5 x 11'9
Shower Room

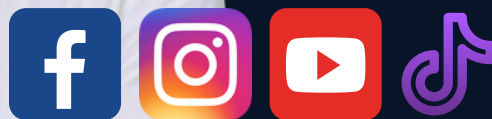
Exterior

Large Double Width Multi
Vehicle Driveway
Double Garage
Enclosed Private Garden
Approximately 39ft x 34ft





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