



173 Willowmead, Leybourne, West Malling, Kent, ME19 5RB
Price guide £240,000 - £250,000

****PRICE GUIDE - £240,000 - £250,000****. No forward chain. The property is situated in the popular area of Leybourne which lies about 6-miles to the west of Maidstone. The area has excellent local amenities, there are wider shopping and social facilities in West Malling and a mainline London station. There is very convenient access to the M20 motorway providing fast travel to London and the Kent coastline.

The property comprises a modern two bedroom terraced family house and benefits from double glazing and gas fired central heating. The house has excellent parking and internal inspection is thoroughly recommended by the sole selling agents. EPC rating: C. Contact: PAGE & WELLS Larkfield office 01732 841164



GROUND FLOOR:

Double glazed entrance door to ...

Entrance Porch

Further door to ...

Living Room: 14'5 x 11' (4.39m x 3.35m)

Double glazed window to the front elevation. Open tread staircase to the first floor. Dado rail. Wide archway to ...

Kitchen/Diner: 11 x 7'9 (3.35m x 2.36m)

The kitchen area has an excellent range of work surfaces with cupboards, drawers and space under. Inset single drainer sink unit with mixer tap and cupboards beneath. Logik oven, 4-ring gas hob. Wall mounted gas fired boiler serving central heating and domestic hot water. Plumbing for washing machine. Part tiled walls. Range of wall cupboards. Double glazed door to garden.

FIRST FLOOR:

Landing

Access to roof space.

Bedroom 1: 11'3 x 7'8 (3.43m x 2.34m)

Double glazed window to the front elevation. Built in wardrobe cupboard. Storage cupboard.

Bedroom 2: 8' x 6' (2.44m x 1.83m)

Double glazed window to the rear elevation.

Bathroom

Panelled bath with mixer tap and shower attachment. Low-level WC. Pedestal wash hand basin. Airing cupboard with hot water tank. Part tiled walls. Double glazed window to the rear elevation.

EXTERNALLY:

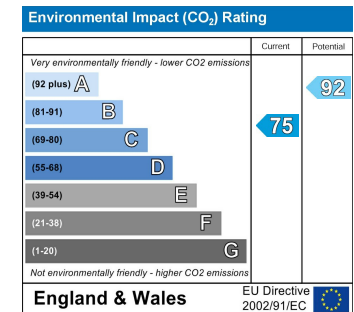
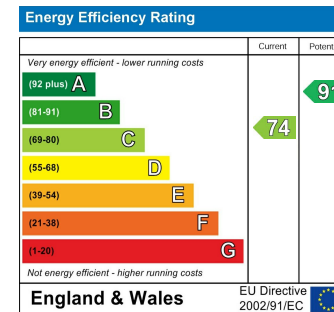
Open plan front garden laid to lawn with flower border. The rear garden extends in depth to about 32'. Immediately behind the house is a decked terrace and an area of lawn with flower borders. Garden shed. Rear access to parking area for 2/3 cars.

VIEWING

Viewing strictly by arrangements with the Agent's Larkfield Office:
712 London Road, Larkfield, Kent ME20 6BL
Tel. 01732 841164

DIRECTIONS:

From the agent's Larkfield office proceed in a westerly direction towards West Malling. At the main junction turn right into Castle Way and continue on before turning right into Oxley Shaw Lane which gives access to Willowmead.



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