



8 Willowmead, Leybourne, West Malling, ME19 5RE
Offers In Excess Of £375,000



3 BEDROOM LINK DETACHED HOUSE

RENOVATION OPPORTUNITY. Based in a lovely quiet cul-de-sac in Leybourne this house offers a family a great opportunity to make this house their own. There is ample space downstairs with a lounge, dining room and kitchen with a porch and a downstairs WC too. Upstairs there are 3 bedroom and a bathroom.

This house has a spacious feel with a driveway and a garage as well as front and back garden. Having been a family home for generations it will become another home for another family after improvement and renovation. A truly fabulous opportunity awaits. EPC Rating C.

- Link Detached House
- Leybourne Location
- 3 Good Size Bedrooms
- Driveway For 2 Cars
- Close To Transport Links
- Amenities Within Close Proximity
- EPC Rating C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			86
(69-80) C	71		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		





LOCAL AREA INFORMATION FOR LEYBOURNE

Leybourne is a sought after area thanks to its convenient access to so many things.

For recreation you have a local leisure centre, Leybourne Lakes or Manor Country Parks close by, A good range of shops and eateries at Larkfield and West Malling. West Malling is the closest town, and is one of the most attractive small towns in mid-Kent, with a wide main street lined on each side by a fine collection shops and eateries.

For the commuter Junction 4 of the M20 gives access to the motorway network. There is a mainline train station at nearby West Malling (with fast services to London Victoria and London Charing Cross). Maidstone, Tonbridge and Sevenoaks all provide an excellent and comprehensive range of educational, recreational and shopping facilities together with further mainline stations.

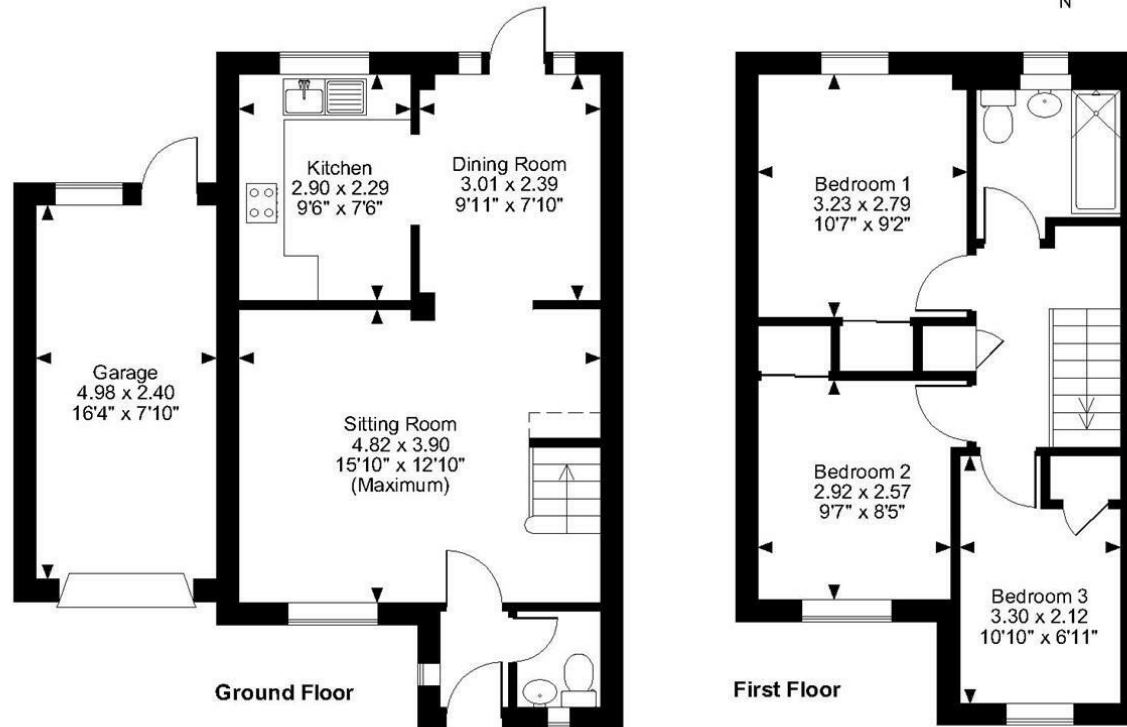
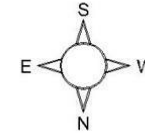
For education there is a comprehensive range of primary, grammar and private educational opportunities. For more schools information please visit www.kent-pages.co.uk/education or ask for a Page & Wells Key Facts for Buyers Guides.

ADDITIONAL INFORMATION

Freehold
Brick Built
Council Tax Band D
EPC Rating C
Gas Central Heating



Willowmead, Leybourne, West Malling
Approximate Gross Internal Area
Main House = 783 Sq Ft/73 Sq M
Garage = 129 Sq Ft/12 Sq M
Total = 912 Sq Ft/85 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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