



**Charlotte Way, Leybourne, West Malling, ME19 5FA**  
**Offers Over £425,000**





This beautifully presented three-bedroom semi-detached family home is positioned in a peaceful cul-de-sac within the ever-popular Leybourne Chase development and enjoys a delightful open outlook over a green area to the front. Offering a combination of modern living and a tranquil setting, the property is ideal for families or professionals looking to settle in a well-connected area.


The ground floor welcomes you with a spacious entrance hall leading to a convenient cloakroom/WC, a generous living room, and a stylish, contemporary fitted kitchen complete with some integrated appliances.

Upstairs, the master bedroom is a standout feature, benefiting from a double fitted wardrobe and a en-suite shower room. Two further bedrooms offer flexible accommodation, ideal for children, guests, or home working, all served by a modern family bathroom with tiling and an overhead shower.

Externally, the property continues to impress with a good-sized enclosed rear garden and two covered allocated parking spaces located to the rear of the property. .

Leybourne Chase is a well-planned and family-friendly development with open green spaces and a community feel. This particular home is located on the more desirable phase of the development and is just a short walk from the picturesque nature trail that borders the area, offering excellent walking and cycling opportunities. Local amenities, schools, and transport links are all within easy reach, making this an ideal location for commuters and families alike.

- Impressively Presented Semi Detached House
- Three Bedrooms
- Main Bedroom with En Suite
- Generously Sized Living Room
- Modern Fitted Kitchen with Some Integrated Appliances
- Ground Floor Wc
- First Floor Bathroom
- Two Covered Allocated Spaces
- Pleasant Rear Garden
- Popular Development of Leybourne Chase

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>87</b>	<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC 		





### Local Information On Leybourne Chase

Leybourne Chase is a highly sought-after modern development offering a superb lifestyle for families, professionals, and downsizers alike. Set amongst well-maintained green spaces, the development enjoys a strong community feel and boasts a wide range of on-site amenities, including a convenience store, a well-regarded primary school, Pippins Pre-School, and three dedicated children's play parks. A community centre hosts regular local events and activities, while a sports pavilion next to the football fields features a café – providing a great spot for socialising and watching weekend matches.

Residents benefit from direct access to a trim trail and nearby countryside walks, ideal for those who enjoy an active outdoor lifestyle. The development is just a short drive from the characterful town of West Malling, home to a variety of independent shops, restaurants, and amenities, and considered one of mid-Kent's most attractive small towns.

Excellent transport links are another key benefit, with West Malling station offering services to London Victoria and additional nearby stations providing access to high-speed services. Junction 4 of the M20 is just minutes away, giving easy access to London, the Channel Tunnel, and Bluewater Shopping Centre.

The area also offers a wide choice of educational options, with well-regarded primary, grammar, and private schools nearby. For more information on schools, visit [www.kent-pages.co.uk/education](http://www.kent-pages.co.uk/education) or request a Page & Wells Key Facts for Buyers Guide.

### ADDITIONAL INFORMATION

Freehold  
Council Tax Band E  
EPC Rating  
Double Glazing  
Gas Central Heating  
Loft  
Service Charge (TBC)





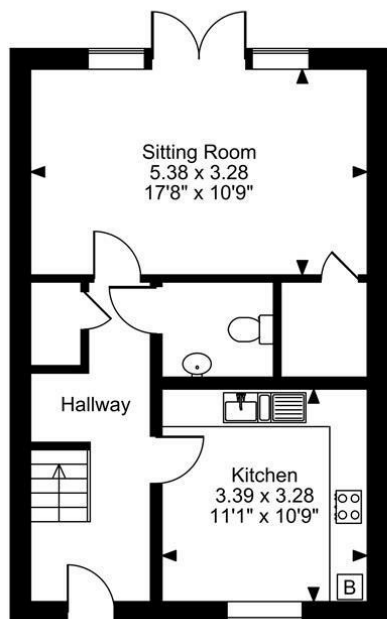
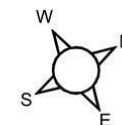
**Charlotte Way, Leybourne, West Malling, Kent**

**Approximate Gross Internal Area**

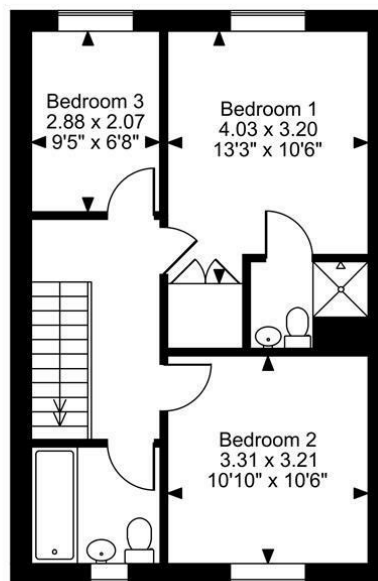
**Main House = 977 Sq Ft/91 Sq M**

**Garage = 371 Sq Ft/34 Sq M**

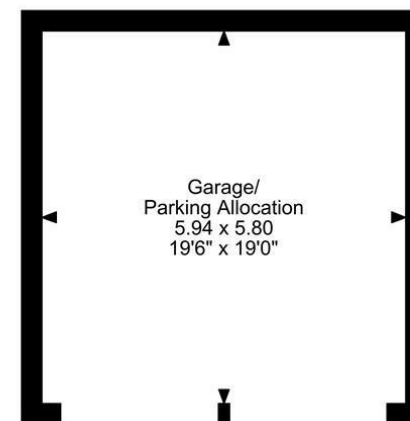
**Total = 1348 Sq Ft/125 Sq M**



**Ground Floor**



**First Floor**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

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