



Price
£485,000

Freehold

3x  2x  2x 

**Old Orchard Lane,
Leybourne, Kent, ME19**

Wards
Helping you move forwards



Main features

- **Lovely quiet cul-de-sac**
- **Handy ground floor cloakroom**
- **Sociable lounge/dining area - perfect for entertaining**
- **Walking distance to reputable schools and good amenities**
- **Great commuter links by road and rail within easy reach**



Nearest Schools

Primary Schools: Leybourne, St Peter and St Paul C of E Voluntary Aided Primary 0.6 miles, St James the Great Primary and Nursery School 1.1 miles, West Malling C of E Voluntary Controlled Primary and Language Unit 1.1 miles



Transport Information

Train Stations: West Malling 1.4 miles, East Malling 2.1 miles, Aylesford 2.3 miles

Accommodation

GROUND FLOOR

Entrance Hall

Cloakroom

Lounge: 15'0 x 11'0 (4.58m x 3.36m)

Dining Area: 15'0 x 9'1 (4.58m x 2.77m)

Kitchen: 15'0 x 7'1 (4.58m x 2.16m)

Utility: 9'0 x 5'0 (2.75m x 1.53m)

FIRST FLOOR

Landing

Bathroom

Bedroom 1: 12'1 x 9'0 (3.69m x 2.75m)

En-Suite Shower Room

Bedroom 2: 10'0 x 10'0 (3.05m x 3.05m)

Bedroom 3: 7'0 x 6'1 (2.14m x 1.86m)

OUTSIDE

Driveway & Garage

Front & Rear Gardens

Call Larkfield - 01732 847877 ■ wardsofkent.co.uk

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



12934883/20231212/CK/JT