



Price
£385,000

Freehold

3x  1x  1x 

**Broad oak, Leybourne,
West Malling, Kent,
ME19**

OVER 60?

Secure this property
for up to **59% less!**

Wards
Helping you move forwards



Main features

- Beautifully presented throughout
- Enjoy a wide corner plot with a lovely secluded rear garden
- Sociable kitchen/dining area & a bright conservatory area - perfect for today's lifestyle & entertaining
- No forward chain to worry about
- A driveway makes parking easy & the detached garage has power too

Accommodation

GROUND FLOOR

Entrance Porch

Lounge: 16'0 into door well (4.88m) narrowing to 14'1 (4.30m) x 13'10 at widest point (4.22m)

Kitchen/Dining Area: 13'9 (4.19m) x 11'2 (3.41m) narrowing to 9'2 (2.80m)

Conservatory Area: 9'10 x 8'4 (3.00m x 2.54m)

FIRST FLOOR

Landing

Bedroom 1: 13'10 x 8'7 (4.22m x 2.62m)

Bedroom 2: 9'3 x 7'9 (2.82m x 2.36m)

Bedroom 3: 9'2 x 5'9 (2.80m x 1.75m)

Bathroom

OUTBUILDING

Detached Garage: 16'2 x 8'4 (4.93m x 2.54m)

OUTSIDE

Front & Rear Gardens

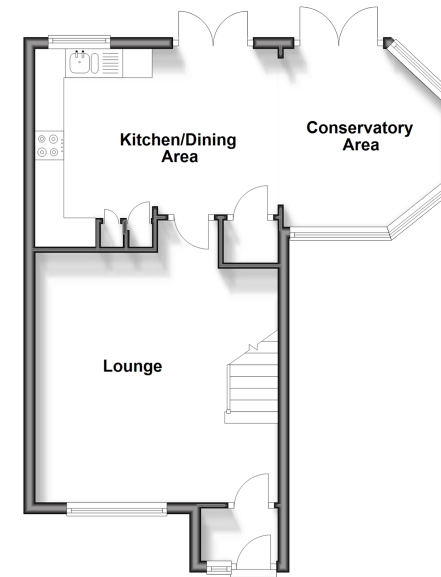
Driveway

Shed

Side Bin/Storage Area

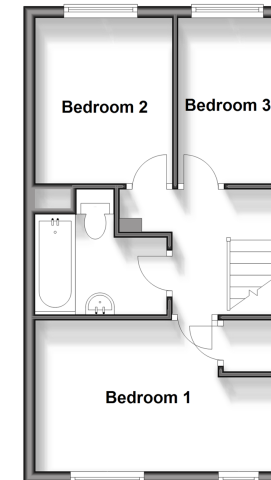
Ground Floor

Approx. 42.7 sq. metres (459.3 sq. feet)



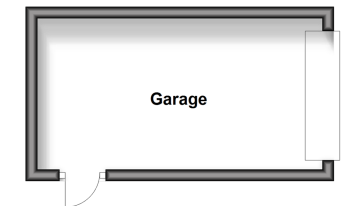
First Floor

Approx. 33.5 sq. metres (360.7 sq. feet)



Outbuilding

Approx. 12.7 sq. metres (136.7 sq. feet)



Call Larkfield - 01732 847877 ■ wardsof Kent.co.uk

- The seller is a person connected with Wards as defined in the Estate Agents Act 1979
- 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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



12935204/20240624/CK/RT