



OVER 60?

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

Guide Price
£450,000

Freehold

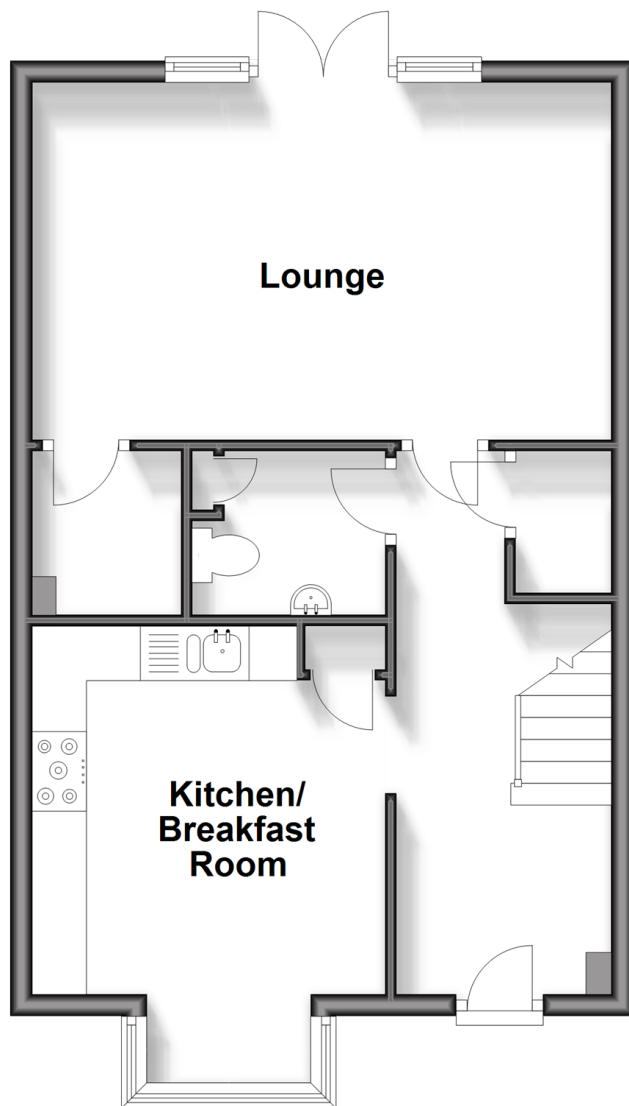
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**Pierce Road, Leybourne,
West Malling, Kent,
ME19**

Wards
Helping you move forwards

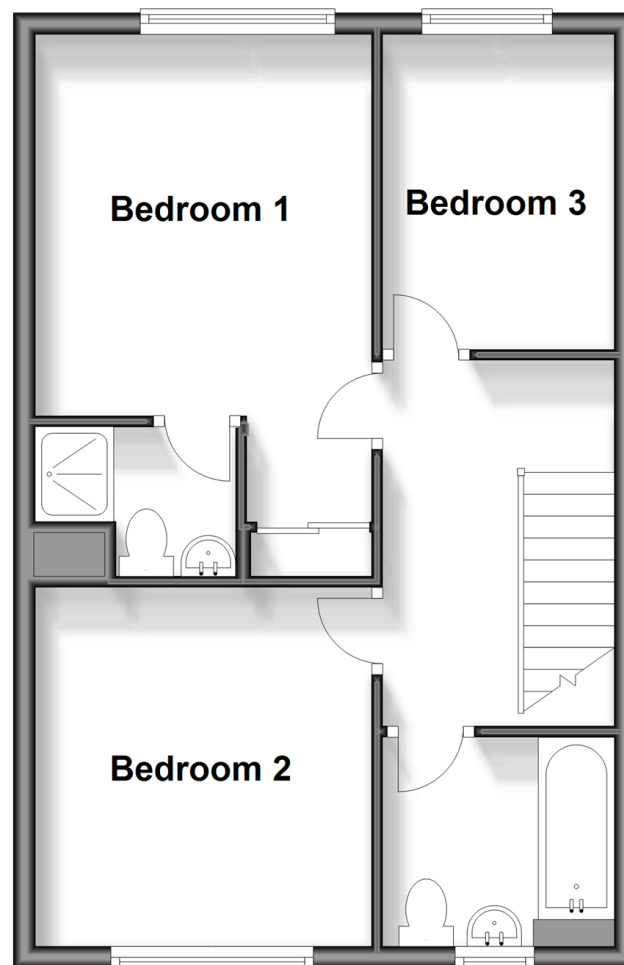
Ground Floor

Approx. 45.6 sq. metres (491.3 sq. feet)



First Floor

Approx. 45.1 sq. metres (485.1 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Cloakroom

Lounge: 17'6 x 11'4 (5.34m x 3.46m)

Kitchen/Breakfast Room: 11'1 x 10'7 (3.38m x 3.23m)

FIRST FLOOR

Landing

Bedroom 1: 16'3 x 10'7 (4.96m x 3.23m)

En-Suite Shower Room

Bedroom 2: 11'0 x 10'4 (3.36m x 3.15m)

Bedroom 3: 9'7 x 7'3 (2.92m x 2.21m)

Bathroom

OUTSIDE

Rear Garden

Garage

Double Driveway



Main features

- Attractive modern detached family house
- Generous sunny aspect rear garden allowing for further extension
- Close to woodland walks and various local amenities
- Garage and 2 vehicle driveway
- Potential chain free sale



Nearest Schools

Primary Schools: Ryarsh Primary 0.6 miles, Leybourne, St Peter and St Paul C of E Voluntary Aided Primary 0.7 miles, West Malling C of E Voluntary Controlled Primary and Language 0.9 miles
Secondary Schools: Grange Park School 0.3 miles,



Transport Information

Train Stations: West Malling 1.2 miles, New Hythe 2.0 miles, East Malling 2.0 miles



Address

Pierce Road, Leybourne, West Malling, Kent, ME19



Directions

For directions to this property please contact us.



Wards
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Call Kings Hill Branch 01732 222211 ■ 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
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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