



Guide Price
£550,000

Freehold

4x  2x  2x 

**Hawley Drive,
Leybourne, West
Malling, Kent, ME19**

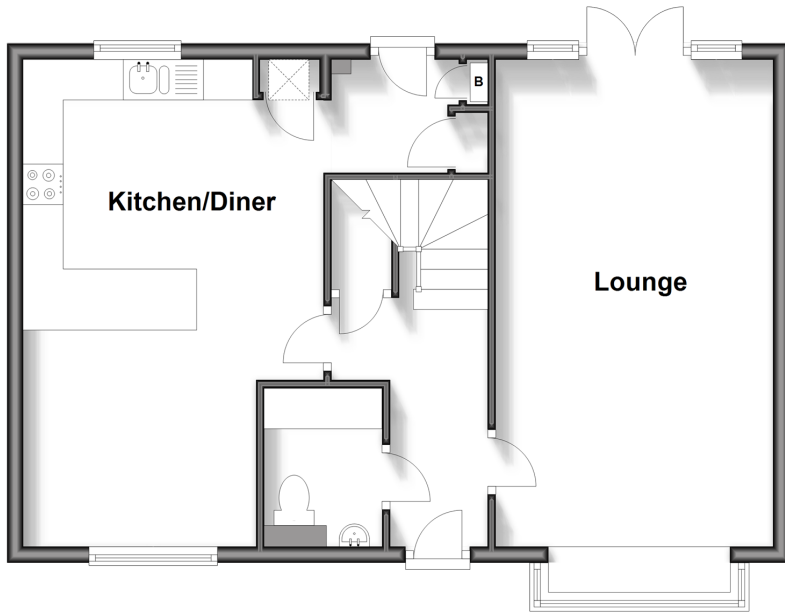
OVER 60?

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

Wards
Helping you move forwards

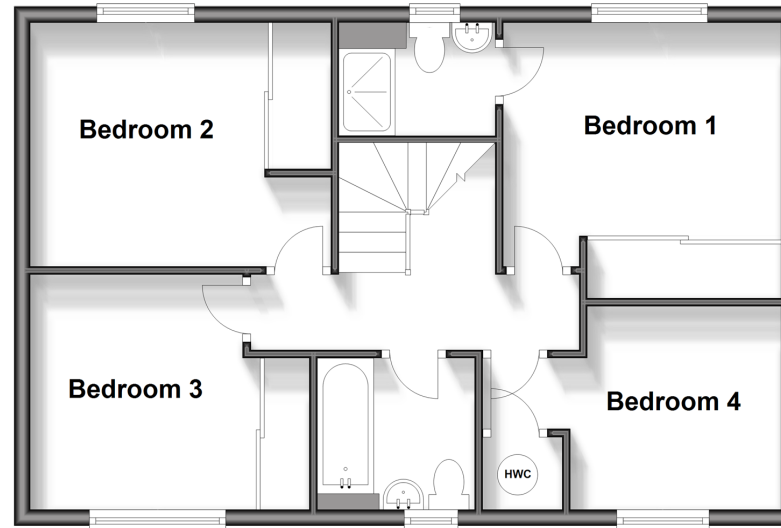
Ground Floor

Approx. 56.8 sq. metres (611.8 sq. feet)



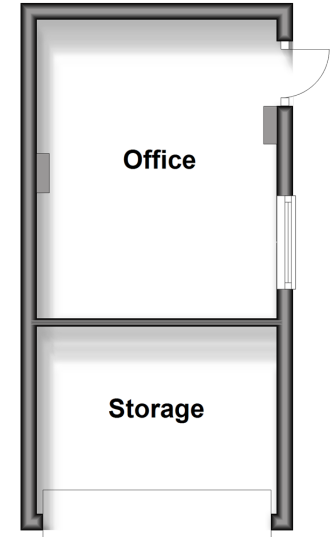
First Floor

Approx. 56.2 sq. metres (604.9 sq. feet)



Outbuilding

Approx. 18.3 sq. metres (196.6 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Cloakroom

Lounge: 23'4 x 11'4 (7.12m x 3.46m)

Kitchen/Diner: 19'7 x 12'1 (5.97m x 3.69m)

Utility Room: 6'6 x 5'4 (1.98m x 1.63m)

FIRST FLOOR

Landing

Bedroom 1: 11'5 x 9'11 (3.48m x 3.02m)

En-suite Shower Room

Bedroom 2: 12'3 x 9'7 (3.74m x 2.92m)

Bedroom 3: 11'6 x 9'9 (3.51m x 2.97m)

Bedroom 4: 12'2 x 8'3 (3.71m x 2.52m)

Bathroom

PARTIALLY CONVERTED GARAGE

Storage: 9'11 x 7'0 (3.02m x 2.14m)

Gymnasium/Office: 12'0 x 9'8 (3.66m x 2.95m)

OUTSIDE

Driveway

Rear Garden



Main features

- Immaculate presentation and upgrades throughout
- An extremely large landscaped rear garden
- Partially converted garage to include storage and gym/office
- Generous 3 vehicle private driveway
- Close to woodland walks, local amenities and mainline station



Nearest Schools

Primary Schools: Valley Invicta primary 0.2, West Malling C of E Voluntary Controlled Primary and Language 0.3 miles, More Park Catholic Primary 0.8 miles, Leybourne, St Peter and St Paul C of E Voluntary Aided Primary 1.4 miles



Transport Information

Train Stations: West Malling 0.7 miles, East Malling 2.1 miles, New Hythe 3.2 miles



Address

Hawley Drive, Leybourne, West Malling, Kent, ME19



Directions

For directions to this property please contact us.



Wards
Helping you move forwards

Call Kings Hill Branch 01732 222211 ■ wardsof Kent.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.

EPC RATING	CURRENT:	POTENTIAL:

12405030/20241003/NR/NR