



**Guide Price**  
**£350,000**

**Freehold**

2x  2x  1x 

**Rose Avenue,  
Leybourne, West  
Malling, Kent, ME19**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Semi-detached house ideal first time buy
- 2 Allocated parking spaces
- Located short drive to West Malling & direct links to London
- Good size garden
- Still under the new build warranty 2028

## Accommodation

### GROUND FLOOR

Entrance Hall

Cloakroom

Lounge: 14'6 x 12'7 (4.42m x 3.84m)

Kitchen: 9'9 x 7'2 (2.97m x 2.19m)

### FIRST FLOOR

Bedroom 1: 14'0 x 12'8 (4.27m x 3.86m)

En-Suite Shower Room

Bedroom 2

Bathroom

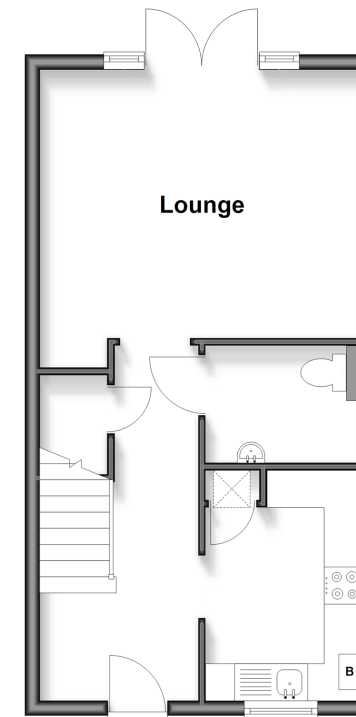
### OUTSIDE

Rear Garden

2 Allocated Parking Spaces

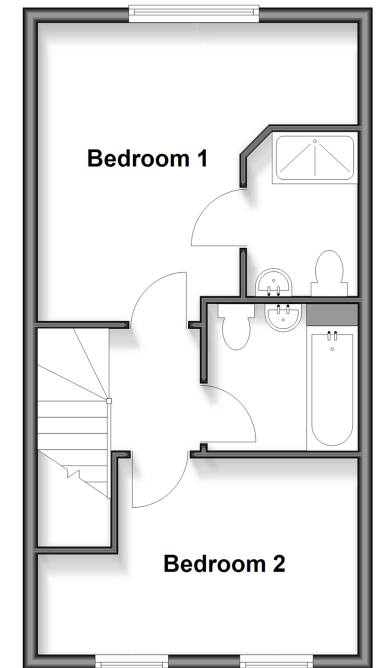
### Ground Floor

Approx. 37.3 sq. metres (401.4 sq. feet)



### First Floor

Approx. 37.3 sq. metres (401.4 sq. feet)



**Call Kings Hill - 01732 222211 ■ [wardsofkent.co.uk](http://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 50% less, by purchasing a Lifetime Lease.



12405250/20251125/SW/WA