



20, Woodlea, Leybourne, ME19 5QY
Offers In The Region Of £385,000

About this property.....

If you are looking for a 3 bedroom family home in a quiet cul-de-sac location then look no further as this one will really take some beating! The current owners have opened up the ground floor space and modernised throughout to create a home that is perfect for a sociable family. If you like entertaining then you'll love the large L-shaped kitchen-dining-family room which has, like the rest of the home, been tastefully finished. In the summer months open the patio and kitchen doors to the South facing rear garden and for bigger parties why not open the french doors to the sitting room to create a fantastic free-flowing space. Space is a theme that continues upstairs with a large main bedroom and en-suite, double second bedroom, large single third bedroom with a built-in wardrobe, and a family bathroom. There is a parking area for 2 cars to the rear and visitors can park on the road without restrictions. We would urge an early viewing on this stunning home to avoid disappointment as we expect it to generate a lot of interest.

Situation.....

Leybourne village has an Ofsted 'Outstanding' Primary school, Greene King Pub/Restaurant, a parade of shops, a village hall, children's football teams, and a cricket club for the adults. The village has road links to Junction 4 of the M20, giving access to London and the Coast, whilst the nearest mainline station can also be found at West Malling and has journey times of around 55 minutes to London Victoria. The thriving market town of West Malling is under a mile away and has an array of bars, restaurants, and independent shops as well as a lovely country park and an 18 hole golf course.









What the owner says.....

We have extremely fond memories of this house as it is where we began to watch our children grow with the added bonus of being close to Leybourne Preschool and outstanding primary schools all within walking distance. We love the open plan feel of the house and the south facing garden and friends always comment how our garden is always so hot! Such a safe, quiet road with no passing traffic and easy accessibility to beautiful woodland walks, lovely pubs and commuter links.

Leybourne has a strong sense of community and this has been further evident during this unusual year we have all found ourselves experiencing.



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Approx. Gross Internal Floor Area 1013 sq. ft / 94.18 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Agents Notes

Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested.



