



**18 Baywell, Leybourne, Kent, ME19 5QQ**

**ASKING PRICE: £550,000**  
**EPC RATING: C**





This beautifully maintained four-bedroom detached home is set in the highly desirable village of Leybourne, West Malling, offering a perfect combination of space, style, and charm. With excellent curb appeal and a large front garden, the property immediately impresses, providing a welcoming introduction for residents and visitors alike. Inside, the home has been thoughtfully enhanced with a double-storey side extension, significantly increasing the living space while maintaining a seamless and well-balanced layout. The ground floor features a spacious living room measuring 15'5" x 13'2" (4.69 x 4.02 m) with a charming bay window that floods the space with natural light. At the heart of the home is the open-plan kitchen/dining area, with the kitchen measuring 9'3" x 8'2" (2.83 x 2.50 m) and the dining space 16'9" x 12'8" (5.11 x 3.85 m). French doors from the dining area open directly onto the south-facing rear garden, perfect for summer barbecues, outdoor entertaining, or relaxing. The ground floor also includes a practical WC and access to the garage measuring 16'10" x 8'6" (5.13 x 2.60 m), offering ample storage or potential as a workshop. A standout feature of this home is the newly installed heating system, added within the last year, ensuring efficient, reliable warmth throughout and providing peace of mind for years to come. Upstairs, there are four generously proportioned bedrooms, including a main bedroom of 12'10" x 10'6" (3.92 x 3.20 m) and a second bedroom of 12'6" x 10'6" (3.82 x 3.20 m), alongside two further well-sized bedrooms and a modern family bathroom, offering comfortable and versatile accommodation for family living. Outside, the property enjoys a large, beautifully kept front garden and a south-facing rear garden measuring approximately 41ft in length—larger than average for the estate—providing excellent space for outdoor living, entertaining, and family use. Leybourne is a highly sought-after village, combining peaceful countryside living with excellent convenience. Residents benefit from local shops, highly regarded schools, and community amenities, while West Malling and Maidstone are just a short drive away, offering a broader range of retail, dining, and leisure options. Commuters enjoy easy access to the M20 and rail connections to London, making the area perfect for both professionals and families. With nearby parks, walking trails, and green spaces, the village offers a truly balanced lifestyle. This property presents an outstanding opportunity to acquire a move-in ready home with stylish interiors, a versatile layout, and a private garden in one of Kent's most desirable villages. With generous accommodation, excellent flow, and thoughtful enhancements—including the double-storey extension, new heating system, and larger-than-average garden—this home is ideal for modern family living.

Freehold  
Council Tax Band E  
EPC Rating C  
Full Fibre Broadband



- EXTENDED FOUR BEDROOM DETACHED FAMILY HOME
- RECENTLY INSTALLED HEATING SYSTEM THROUGHOUT
- LARGE FRONT GARDEN, PRIVATE DRIVEWAY & GARAGE
- BEAUTIFUL SOUTH FACING REAR GARDEN

- OPEN PLAN KITCHEN / DINER
- DOWNSTAIRS CLOAKROOM
- TWO RECEPTION ROOMS
- POPULAR 'LEYBOURNE VILLAGE' LOCATION

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Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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