



Willowmead, Leybourne, West Malling, Kent, ME19 5RB
Offers In The Region Of £400,000



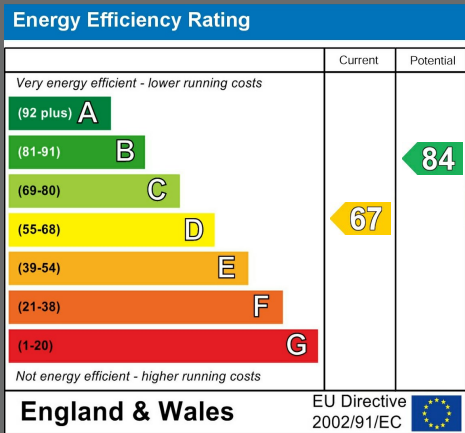
A beautifully presented three-bedroom semi-detached home, situated in a quiet cul-de-sac in the popular area of Leybourne. The property enjoys lovely first-floor views to the front towards Castle Lake, surrounded by open green spaces and woodlands—perfect for evening walks.

This delightful home offers well-planned accommodation comprising an entrance hall with cloakroom/WC, a spacious lounge, dining room, kitchen, and a conservatory to the ground floor. Upstairs, there are three well-proportioned bedrooms and a modern family bathroom.

Externally, the property benefits from a detached garage, off-road parking for one vehicle, and a well-maintained rear garden with side access.

The home is ideally positioned in the sought-after Leybourne area, offering convenient access to the M20 motorway via Junction 4. It is also within walking distance of a local primary school, shops, a family-friendly pub, and the nearby village of West Malling, which provides a range of independent shops, restaurants, pubs, and a mainline railway station with direct links to London.

- Well Presented Semi Detached House
- Three Bedrooms
- Good Sized Lounge
- Conservatory
- Downstairs Cloakroom/Wc
- First Floor Bathroom
- Cul-De-Sac location in popular Leybourne
- Detached Garage & Off Street Parking
- Pleasant Rear Garden
- EPC Rating: D





LOCAL AREA INFORMATION FOR LEYBOURNE

This home is ideally situated within the highly sought-after Leybourne development, popular with families and commuters alike due to its excellent amenities and superb connectivity. The property enjoys elevated first-floor views towards Castle Lake, with surrounding open green spaces and woodland – perfect for scenic walks and outdoor recreation.

Leybourne offers convenient access to the M20 motorway via Junction 4, and is within easy reach of West Malling mainline station, providing regular services to London Victoria and London Charing Cross. The nearby town of West Malling, one of mid-Kent's most attractive small towns, boasts a charming high street with a fine selection of independent shops, restaurants, and pubs.

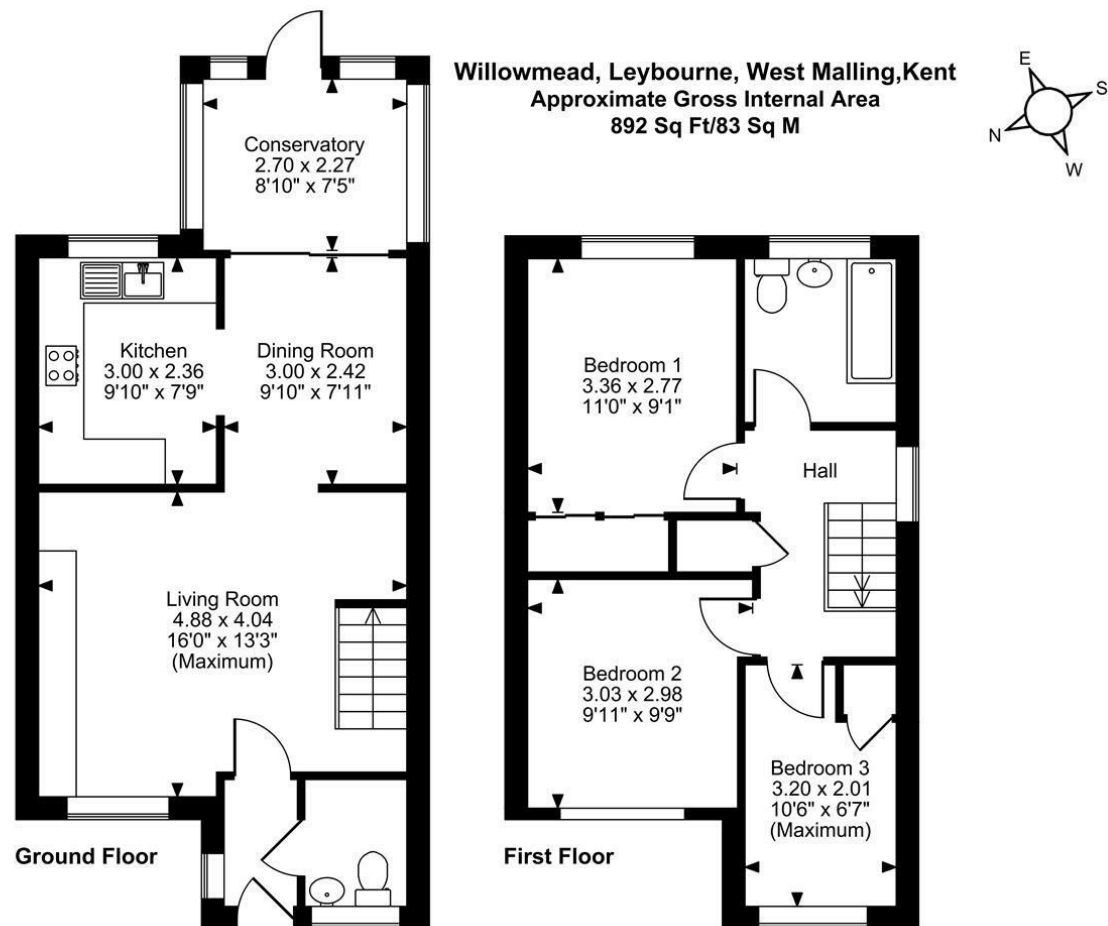
Recreational opportunities abound, with Leybourne Lakes Country Park, Manor Country Park, and a local leisure centre all close by. Day-to-day amenities including a primary school, local shops, and a family-friendly pub are all within walking distance. Additional shopping and dining options are available in nearby West Malling.

The area is also well served by a comprehensive range of educational facilities, including highly regarded primary, grammar, and independent schools. For further details on local schools, please visit www.kent-pages.co.uk/education or request a Page & Wells Key Facts for Buyers guide.

ADDITIONAL INFORMATION

Freehold
Council Tax Band D
EPC Rating D
Double Glazing
Central Heating (regularly serviced/last serviced April 2025)
Loft with ladder





FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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