



Guide Price
£400,000

Freehold

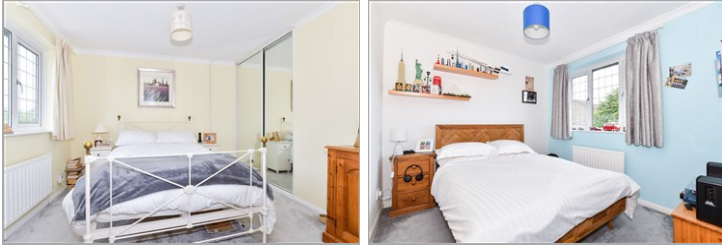
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**Woodlea, Leybourne,
Kent, ME19**

OVER 60?

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

Wards
Helping you move forwards



Main features

- Sociable lounge/dining area - ideal for entertaining
- Enjoy the luxury of an en-suite shower room & a bathroom
- Potential to extend - subject to all consents
- The generous rear garden is ideal for children to play safely
- West Malling rail station nearby

Accommodation

GROUND FLOOR

Entrance Hall
Cloakroom
Lounge: 12'6 x 12'2 (3.81m x 3.71m)
Dining Area: 9'6 x 8'6 (2.90m x 2.59m)
Conservatory: 12'9 x 9'0 (3.89m x 2.75m)
Hallway
Kitchen: 10'5 x 8'7 (3.18m x 2.62m)

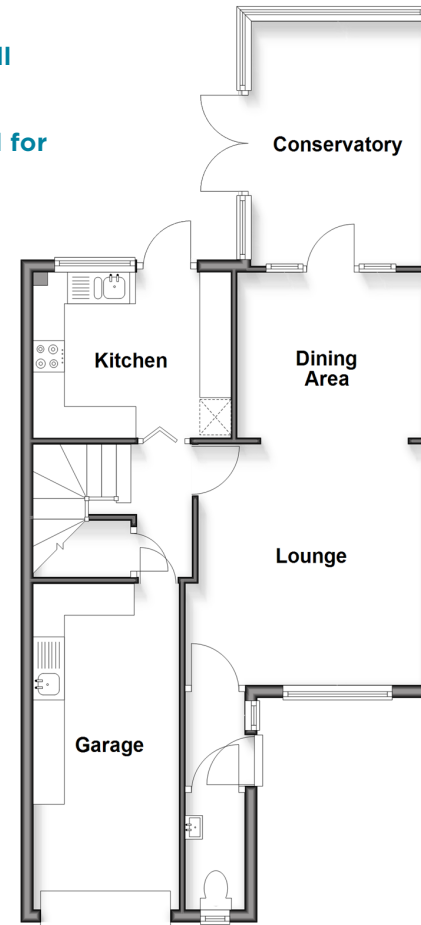
FIRST FLOOR

Landing
Bedroom 1: 10'9 x 9'9 (3.28m x 2.97m)
En-Suite Shower Room
Bedroom 2: 9'9 x 8'9 (2.97m x 2.67m)
Bedroom 3: 8'11 x 5'8 (2.72m x 1.73m)
Bathroom

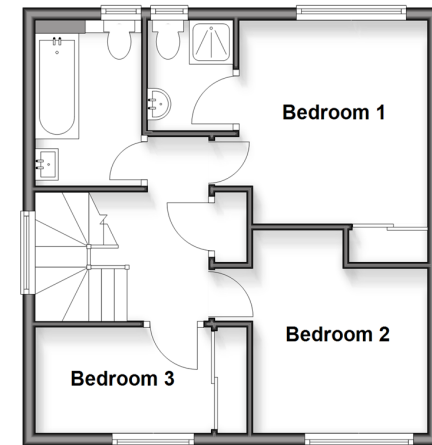
OUTSIDE

Front & Rear Gardens
Driveway
Garage: 17'5 x 7'8 (5.31m x 2.34m)

Ground Floor
Approx. 64.8 sq. metres (697.1 sq. feet)



First Floor
Approx. 40.8 sq. metres (438.8 sq. feet)



Call Larkfield - 01732 847877 ■ wardsofkent.co.uk

- If buying to rent, please check if Local Authority licensing schemes apply before proceeding
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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