London Road, Leybourne, West Malling, Kent, ME19 5EY

Guide Price £575,000 - £600,000

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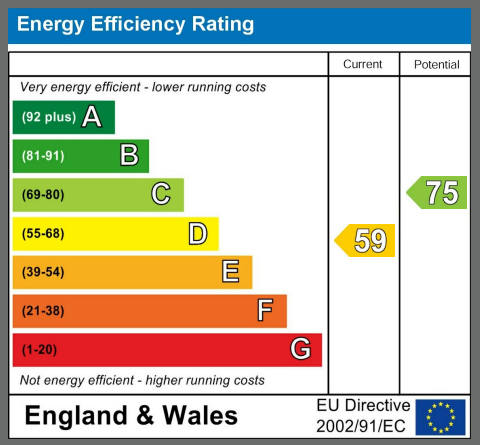
A beautifully maintained and extended detached family home, offered to the market for the first time in over 40 years. Occupying a desirable position in Leybourne, this much loved home offers spacious and well planned accommodation throughout, together with excellent potential for further extension, subject to the necessary planning permissions being obtained.

The accommodation comprises a welcoming entrance hall, cloakroom/WC, separate dining room, an extended living room and an extended kitchen to the ground floor. To the first floor there are three good sized bedrooms and a family bathroom fitted with both a bath and separate shower.

Externally, the property enjoys a generous frontage with a well-maintained front garden and ample driveway providing off-road parking. Side access leads to a detached garage, whilst the good-sized rear garden provides an ideal space for children to play, entertaining family and friends, or simply relaxing outdoors.

Offering an excellent opportunity for the next owners to move straight in whilst also providing scope to enhance and extend over time, this is a wonderful family home in a popular residential location.

- **Guide Price £575,000 - £600,000**
- **Extended Detached House**
- **Three Good Sized Bedrooms**
- **Generous Sized Living Room with Wood Burner**
- **Separate Dining Room**
- **Ground Floor WC**
- **Drive Way & Detached Garage**
- **First Floor Bathroom with Separate Shower Cubicle**
- **Front & Rear Gardens**
- **EPC Rating D**



LOCAL AREA INFORMATION FOR LEYBOURNE

Situated in the sought after of area Leybourne, this property enjoys an excellent position within easy reach of a wide range of local amenities. The historic market town of West Malling is just over a mile away, offering an excellent selection of independent shops, cafés, restaurants, traditional pubs and everyday conveniences. Leybourne itself benefits from a welcoming community, local schools and excellent transport connections.

For those who enjoy the outdoors, the popular Leybourne Lakes Country Park is nearby, providing scenic lakeside walks, watersports, children's play areas and open green spaces. Commuters are well catered for with New Hythe and West Malling railway stations offering services to London, whilst the M20 motorway (Junction 4) is just a short drive away, providing convenient access to Maidstone, the Kent coast and the M25.

The area is also well served by a choice of highly regarded primary and secondary schools, making it an ideal location for families, professionals and those looking to enjoy village living with excellent connectivity.
For education there is a comprehensive range of primary, grammar and private educational opportunities. For more schools information please visit www.kent-pages.co.uk/education or ask for a Page & Wells Key Facts for Buyers Guides.

ADDITIONAL INFORMATION

Freehold
Council Tax Band F
EPC Rating D
Double Glazing
Gas Central Heating
Loft - part boarded

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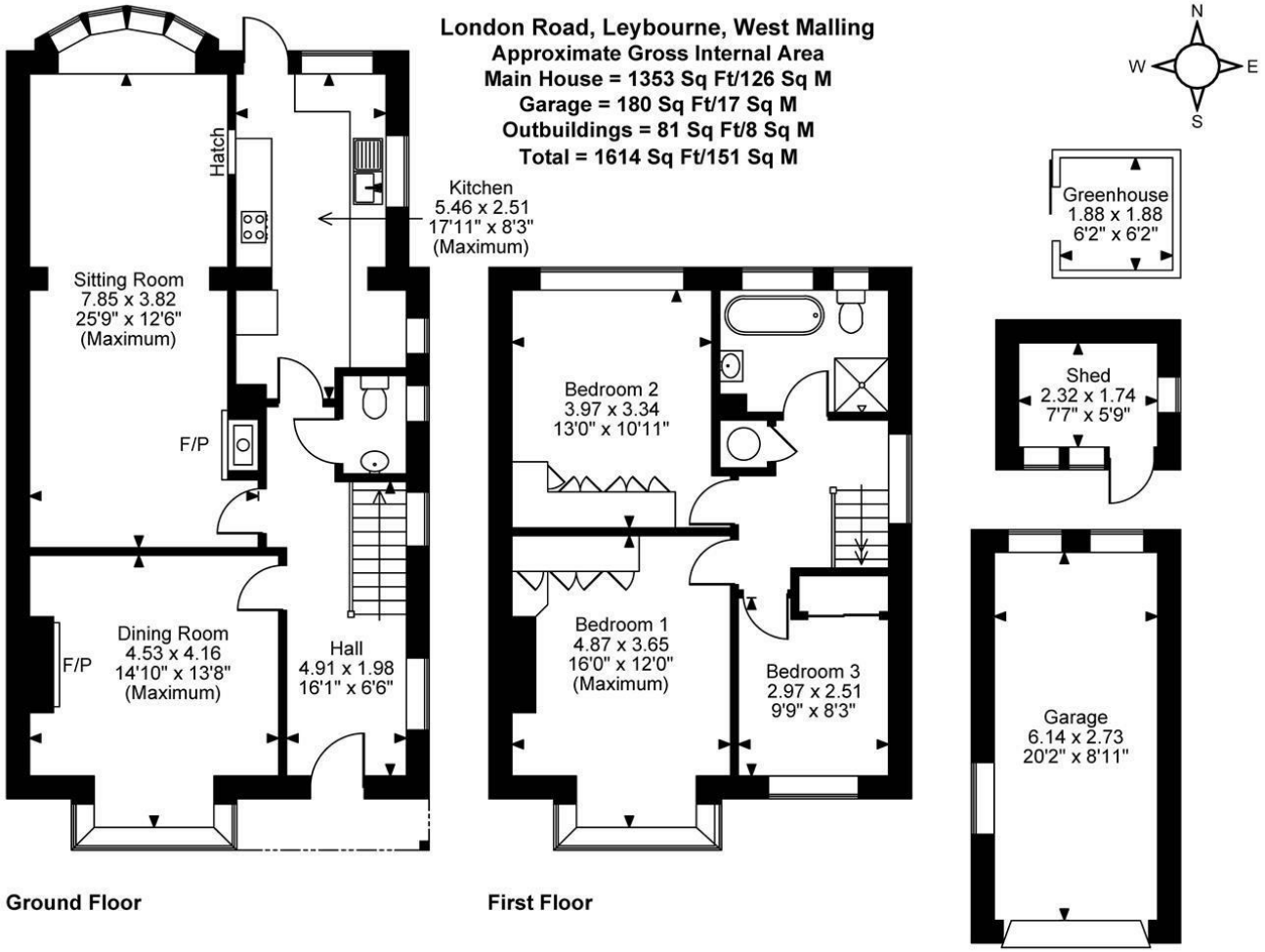
London Road, Leybourne, West Malling
Approximate Gross Internal Area
Main House = 1353 Sq Ft/126 Sq M
Garage = 180 Sq Ft/17 Sq M
Outbuildings = 81 Sq Ft/8 Sq M
Total = 1614 Sq Ft/151 Sq M



Ground Floor **First Floor**

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