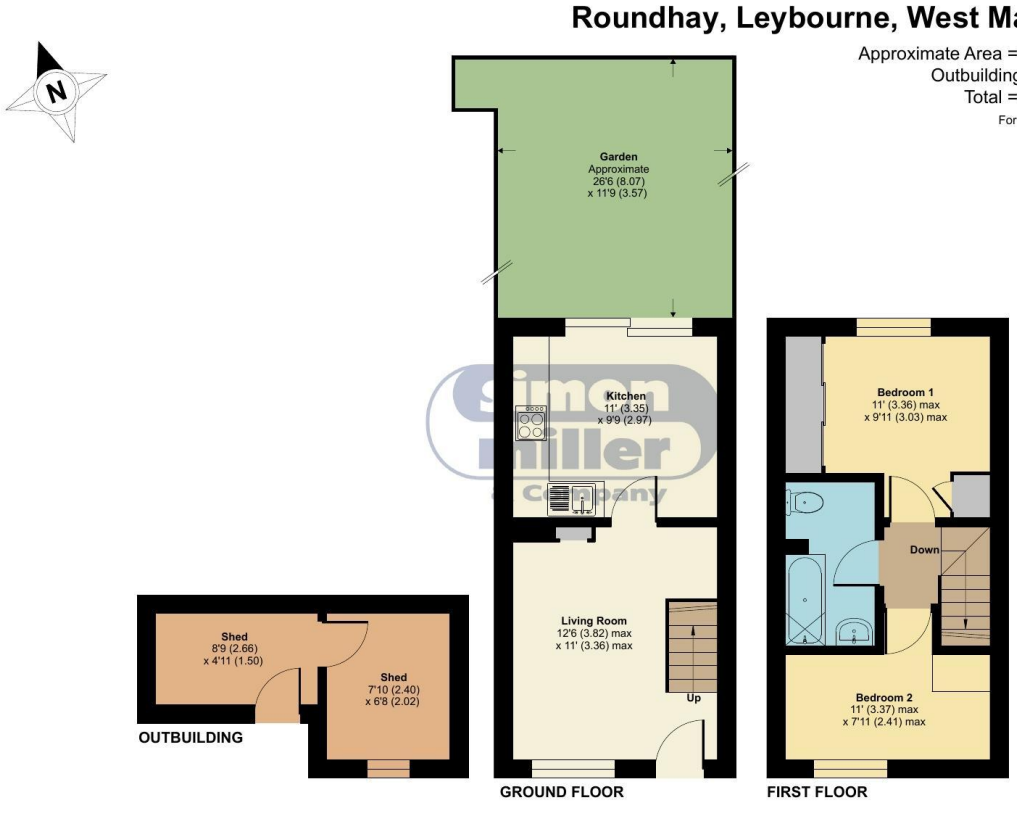


37 Roundhay, Leybourne, Kent, ME19 5QF

GUIDE PRICE: £300,000-£325,000
EPC RATING: C

Roundhay, Leybourne, West Malling, ME19

Approximate Area = 502 sq ft / 46.6 sq m
Outbuilding = 98 sq ft / 9.1 sq m
Total = 600 sq ft / 55.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Simon Miller & Company. REF: 1526216

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Situated within the highly popular and sought-after village of Leybourne, West Malling, this superbly presented two-bedroom terraced home is tucked away within the quiet and desirable cul-de-sac of Roundhay. Offering stylish, contemporary accommodation arranged over two floors, the property provides an excellent combination of modern living space, a low-maintenance garden and the added benefit of a dedicated home office.

The property opens into a bright and airy living room, creating an inviting space for relaxing and entertaining. The open-plan layout continues through to the modern kitchen/diner, which is well equipped with a good range of fitted units, plenty of worktop space and useful storage. To the rear, large sliding doors provide a wonderful connection between the kitchen and garden, allowing plenty of natural light into the home and creating an ideal space for entertaining during the warmer months.

The rear garden is designed with ease of maintenance in mind, being mainly laid to lawn with a paved patio area. At the far end of the garden is a particularly useful converted outbuilding, currently arranged to provide a dedicated home office alongside a separate storage area – an excellent feature for those working from home. Directly in front of the outbuilding is allocated parking.

Upstairs, the property offers two well-proportioned bedrooms. The principal bedroom benefits from useful built-in storage, while the second bedroom provides an ideal additional bedroom, guest room or home-working space. Completing the first floor is a modern family bathroom, fitted with a bath and overhead shower.

Leybourne is a highly regarded village situated on the outskirts of West Malling, offering a popular combination of village surroundings, local amenities and excellent access to the wider area. The village is surrounded by attractive countryside and green spaces, while nearby West Malling provides a wider selection of independent shops, cafés, restaurants and everyday amenities.

The area is also well placed for commuters, with West Malling railway station providing rail connections towards London and the wider Kent network, while the nearby road network gives access towards the M20 and A20, Maidstone and the surrounding towns. There are also local schooling options within Leybourne, including Leybourne, St Peter & St Paul CEP School.

Overall, this is a fantastic opportunity to acquire a modern and stylish two-bedroom home in a peaceful Roundhay cul-de-sac, with the added benefits of an open-plan layout, low-maintenance garden, dedicated home office and parking for two vehicles.

Freehold
EPC: C
Council Tax: C
Full Fibre Broadband





- **QUIET CUL-DE-SAC LOCATION**
- **BRIGHT AND AIRY LIVING ROOM**
- **MODERN CONTEMPORARY FINISH THROUGHOUT**
- **ALLOCATED PARKING**
- **CONVERTED GARDEN OUTBUILDING PROVIDING A DEDICATED HOME OFFICE**

TAKE A LOOK AT: WWW.SIMONMILLER.CO.UK

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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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