

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rdxhome 2026. Produced for Simon Miller & Company. REF: 1408420



Approximate Area = 1561 sq ft / 145 sq m
 Limited Use Area(s) = 53 sq ft / 4.9 sq m
 Garage = 147 sq ft / 13.6 sq m
 Outbuilding = 83 sq ft / 7.7 sq m
 Total = 1844 sq ft / 171.2 sq m

For identification only - Not to scale

Hawley Drive, Leybourne, West Malling, ME19

Denotes restricted head height



4 Hawley Drive, Leybourne Chase, Kent, ME19 5FE

ASKING PRICE: £550,000
EPC RATING: C





Situated in the highly sought-after Leybourne Chase development, this beautifully presented four-bedroom home offers generous accommodation arranged over three spacious floors. Set within an attractive modern community surrounded by extensive green spaces, this property provides the perfect balance of modern living and a peaceful, semi-rural environment. The ground floor features a well-proportioned kitchen/dining room to the front, offering ample storage and room for family mealtimes. To the rear, the bright and spacious living room leads through to a large conservatory, creating a fantastic additional living area filled with natural light. French doors open directly onto the rear garden, making this an ideal layout for entertaining or relaxed family living. A downstairs WC and internal access to the garage add valuable convenience. The first floor offers three generous bedrooms, including two comfortable doubles and a further single that would work well as a child's room, home office, or dressing room. A family bathroom and an additional shower room serve this level, making it ideal for busy households. The impressive top floor is dedicated entirely to the principal bedroom suite. This full-width room provides excellent space, attractive views, and plenty of storage, along with its own modern bathroom—perfect for those seeking privacy and a peaceful retreat. Outside, the property benefits from a low maintenance rear garden. To the front, there is driveway parking along with a generous garage, providing excellent storage or potential for hobby space. Leybourne Chase remains one of the area's most desirable places to live, offering beautifully maintained grounds, children's play areas, and 140 acres of surrounding parkland and woodland. Residents enjoy easy access to West Malling's vibrant high street, Larkfield's supermarkets and leisure centre, and excellent transport links including two nearby train stations and the M20. Local schooling is superb, with well-regarded primary and grammar schools within easy reach.

A spacious, modern home in a prime location, this property is perfect for families, professionals, or anyone seeking a high-quality setting with fantastic amenities on the doorstep.

Freehold
EPC: C
Council Tax: F
Service Charge: £1,300 p/a
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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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