Pinewood Close, Leybourne, West Malling, ME19 5FH

Offers Over £450,000

Page & Wells

NO ONWARD CHAIN

A beautifully presented FOUR-bedroom TOWNHOUSE situated in the sought-after Leybourne area, offering spacious and versatile accommodation arranged over three well-appointed floors. This attractive family home is offered to the market with no onward chain.

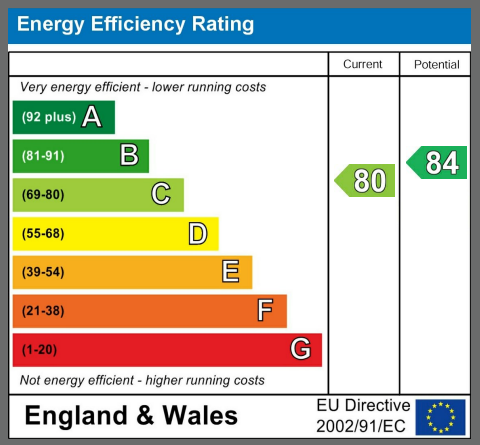
On entering the property, you are welcomed by a useful porch leading into a spacious and well-presented living room. To the rear, the modern open-plan kitchen and dining area provides a bright and sociable space, perfect for entertaining or enjoying family time, while a convenient downstairs cloakroom completes the ground floor.

The first floor offers two well-proportioned bedrooms, together with a versatile fourth bedroom currently utilised as a study. A family bathroom completes this level. The top floor is home to the impressive master bedroom, which benefits from a stylish en-suite shower room, creating a private and comfortable retreat.

The property also benefits from a private driveway to the front, providing off-road parking for two cars. To the rear, the good-sized, low-maintenance garden offers a pleasant outdoor space for relaxing and entertaining, with a patio area and a dedicated seating area.

Extending to approximately 1,047 sq ft, this bright and spacious townhouse combines modern living with a practical and flexible layout, making it an excellent family home. We highly recommend contacting us to arrange a viewing at your earliest convenience to avoid disappointment.

- **NO ONWARD CHAIN**
- **Sought-After Leybourne Location**
- **Four Bedroom Townhouse**
- **Accommodation Over Three Floors**
- **Lovingly Looked After Throughout**
- **Modern Open-Plan Kitchen/Diner**
- **Downstairs Cloakroom**
- **Two Bathrooms**
- **Driveway For Multiple Cars**
- **EPC Rating C**



LOCAL AREA INFORMATION FOR LEYBOURNE

Leybourne is a sought after area thanks to its convenient access to so many things.

For recreation you have a local leisure centre, Leybourne Lakes or Manor Country Parks close by, A good range of shops and eateries at Larkfield and West Malling. West Malling is the closest town, and is one of the most attractive small towns in mid-Kent, with a wide main street lined on each side by a fine collection shops and eateries.

For the commuter Junction 4 of the M20 gives access to the motorway network. There is a mainline train station at nearby West Malling (with fast services to London Victoria and London Charing Cross). Maidstone, Tonbridge and Sevenoaks all provide an excellent and comprehensive range of educational, recreational and shopping facilities together with further mainline stations.

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 E
EPC Rating C
Management fee- approx. £200 per annum

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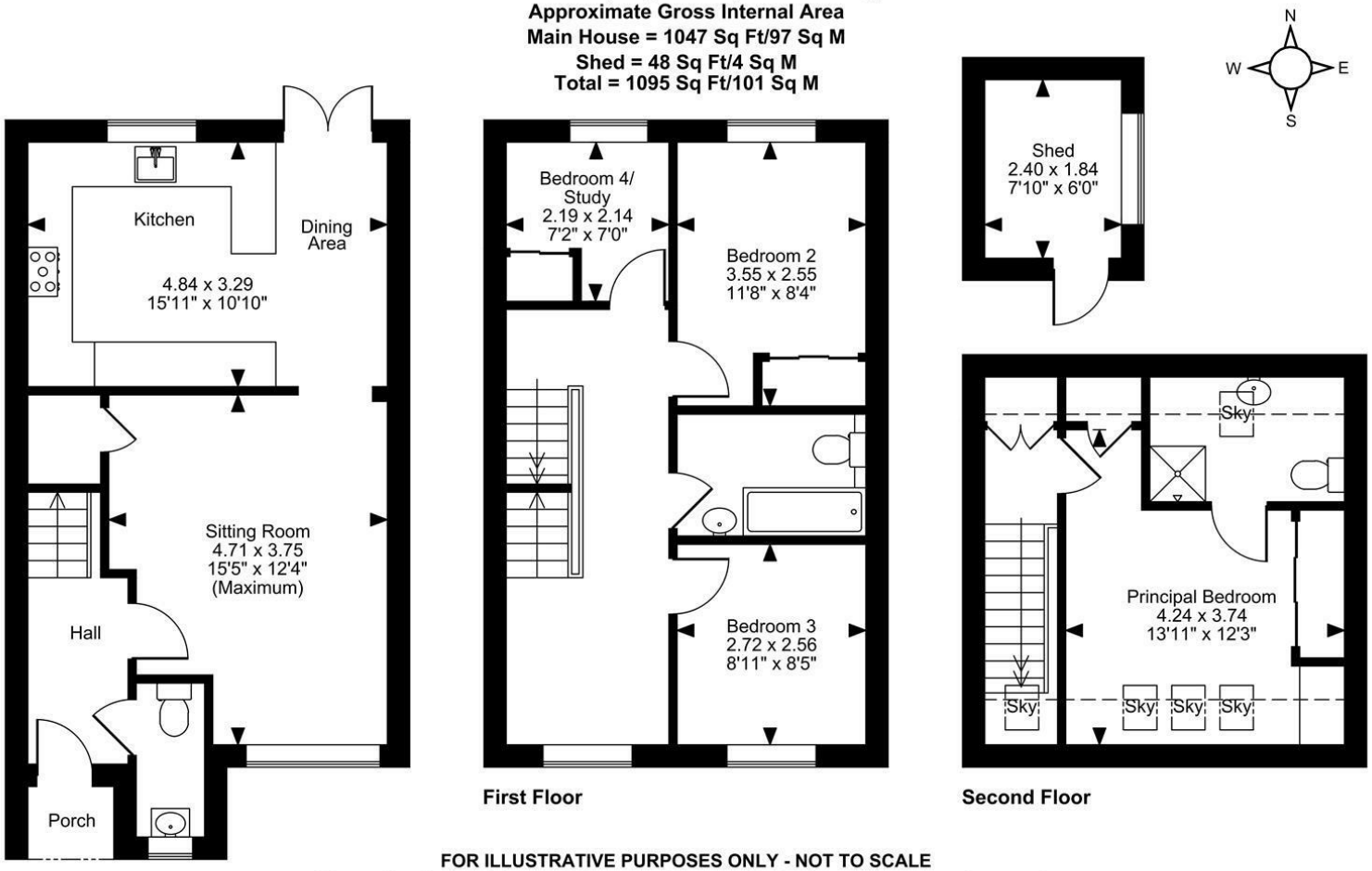
Pinewood Close, Leybourne, West Malling,Kent
Approximate Gross Internal Area
Main House = 1047 Sq Ft/97 Sq M
Shed = 48 Sq Ft/4 Sq M
Total = 1095 Sq Ft/101 Sq M



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Denotes restricted head height
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