



**Guide Price**  
**£379,950**

**Freehold**

3x  1x  2x 

**Leybourne Close,  
Walderslade, Chatham,  
Kent, ME5**

*Wards*  
Helping you move forwards



## Main features

- Extended detached house, very sought after location
- Stunning kitchen
- Study and downstairs cloakroom
- Separate lounge and dining room
- A short drive to amenities and motorway connections to London and Kent Coast

## Accommodation

### GROUND FLOOR

- Entrance Hall
- Cloakroom
- Kitchen : 14'1 x 8'10 (4.30m x 2.69m)
- Lounge : 16'10 x 10'2 (5.13m x 3.10m)
- Study : 11'4 x 7'3 (3.46m x 2.21m)
- Dining Room : 17'3 x 11'11 (5.26m x 3.63m)

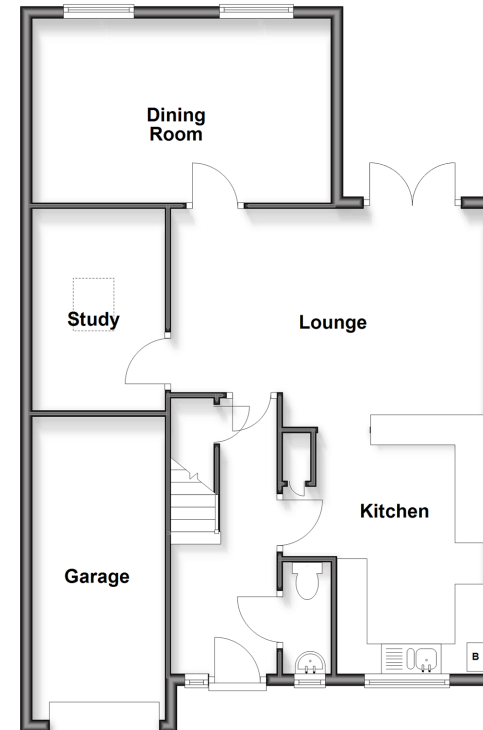
### FIRST FLOOR

- Landing
- Bedroom 1 : 14'9 x 11'4 (4.50m x 3.46m)
- Bedroom 2 : 10'6 x 8'9 (3.20m x 2.67m)
- Bedroom 3 : 8'5 x 7'7 (2.57m x 2.31m)
- Bathroom

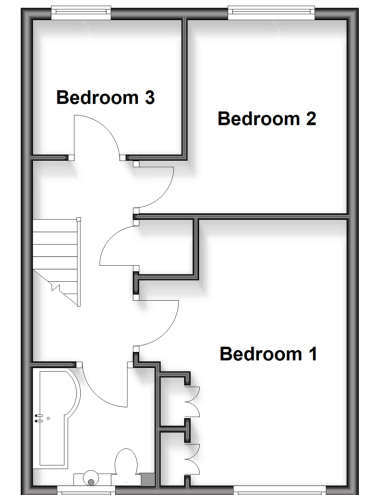
### OUTSIDE

- Paved Front
- Garage
- Driveway
- Rear Garden

**Ground Floor**  
Approx. 76.4 sq. metres (822.4 sq. feet)



**First Floor**  
Approx. 40.8 sq. metres (439.2 sq. feet)



**Call Walderslade - 01634 865661 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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