



Guide Price
£625,000

Freehold

4x  2x  3x 

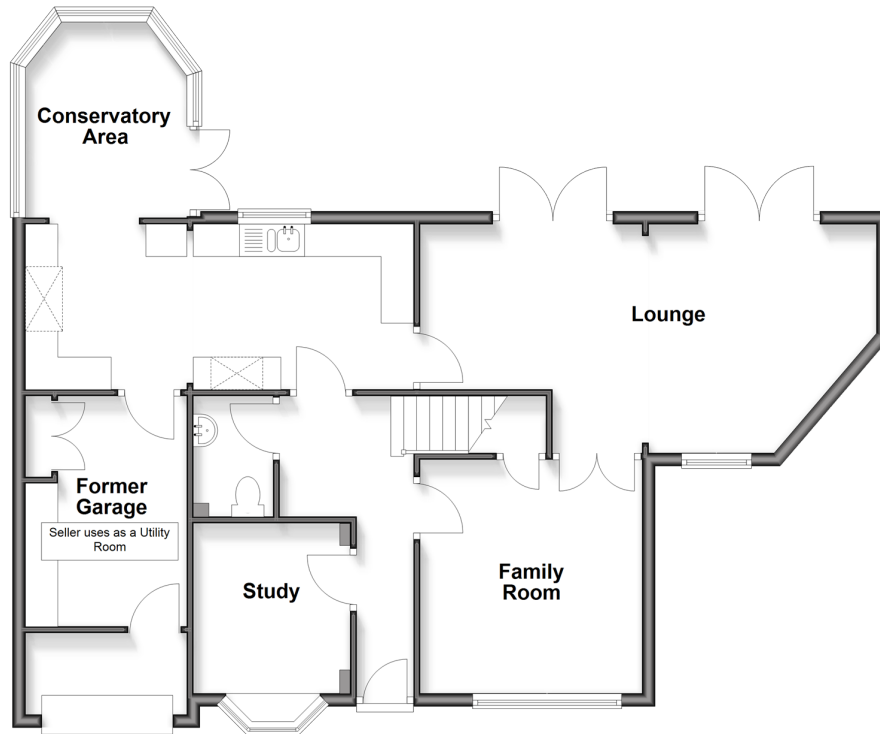
**Old Orchard Lane,
Leybourne, Kent, ME19**

OVER 60?

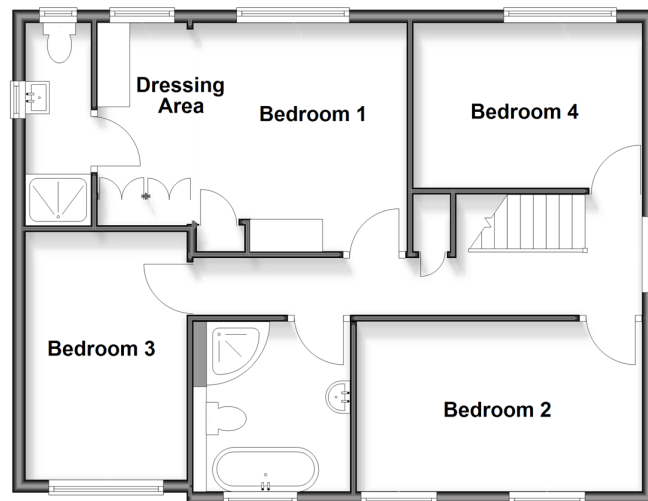
Secure this property
for up to **59% less!**

Wards
Helping you move forwards

Ground Floor
Approx. 88.4 sq. metres (951.2 sq. feet)



First Floor
Approx. 68.2 sq. metres (734.0 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Study: 10'8 x 7'10 (3.25m x 2.39m)

Family Room: 12'2 x 11'1 (3.71m x 3.38m)

Cloakroom

Lounge: 23'7 x 11'9 (7.19m x 3.58m)

Kitchen: 20'5 x 9'0 (6.23m x 2.75m)

Conservatory Area: 10'5 x 8'11 (3.18m x 2.72m)

FIRST FLOOR

Landing

Bedroom 1: 12'3 x 11'0 (3.74m x 3.36m)

Dressing Area: 8'9 x 4'5 (2.67m x 1.35m)

En-Suite Shower Room

Bedroom 2: 14'3 x 8'7 (4.35m x 2.62m)

Bedroom 3: 13'5 x 8'2 (4.09m x 2.49m)

Bedroom 4: 11'7 x 8'5 (3.53m x 2.57m)

Bathroom

OUTSIDE

Driveway

Former Garage(Used as Utility): 11'7 x 8'3 (3.53m x 2.52m)

Front & Rear Gardens



Main features

- Well presented extended family home
- Enjoy the luxury of having both an en-suite shower room and a bathroom
- All bedrooms are doubles - no box room to worry about
- Excellent commuter links by road and rail close by
- Walks to well reputable schools, shops and leisure facilities



Nearest Schools

Primary Schools: Leybourne, St Peter & St Paul C of E Primary 0.6 miles, St James the Great Primary & Nursery School 1.1 miles, West Malling C of E Primary School 1.1 miles. Secondary Schools: The Malling School 1.7 miles, Holmesdale Technology College 2.2 miles.



Transport Information

Train Stations: West Malling 1.4 miles, East Malling 2.1 miles, Aylesford 2.3 miles



Address

Old Orchard Lane, Leybourne, Kent, ME19



Directions

For directions to this property please contact us.



Wards
Helping you move forwards

Call Larkfield Branch 01732 847877 ■ 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
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



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