



**Baywell**

Leybourne ME19 5QQ

£395,000



**COUNTRY HOMES**



## Leybourne ME19 5QQ

Located in the charming area of Baywell, Leybourne, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and convenience. The property boasts a well-designed layout that is ideal for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room, which serves as a versatile area for relaxation and entertaining. The three bedrooms provide ample accommodation, ensuring that everyone has their own private space. The bathroom is well-appointed, catering to the needs of modern living.

Built in 1984, this home has been thoughtfully maintained, showcasing a blend of classic charm and contemporary functionality. The property features a driveway, providing convenient off-street parking, a valuable asset in this popular location.

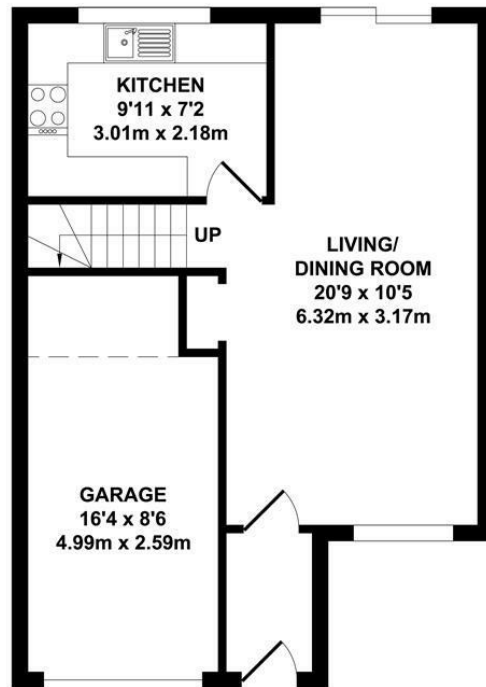
One of the standout features of this residence is its proximity to local shops, making daily errands a breeze. The surrounding area is known for its friendly community atmosphere, offering a range of amenities and services within walking distance.

This semi-detached house in Baywell is not just a home; it is a lifestyle choice, perfect for those who appreciate the balance of suburban tranquillity and accessibility to local conveniences. Whether you are a first-time buyer or looking to settle down in a welcoming neighbourhood, this property is certainly worth considering.

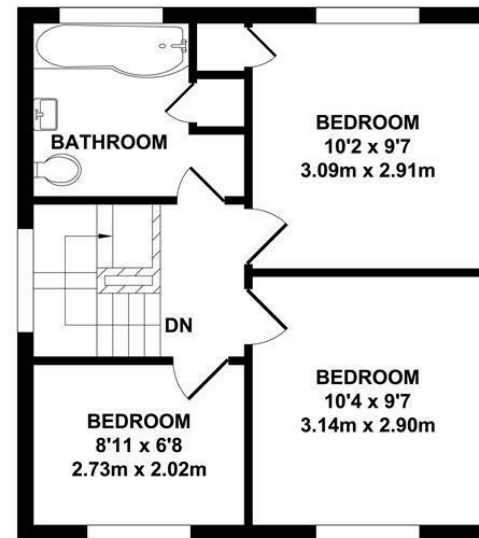
To book your viewing please contact our West Malling Team on 01732871111.

- 3 Bedroom Semi Detached
- Popular Location
- Easy access to M20 & West Malling Train Station
- 10 Minute walk to West Malling High Street
- Private Driveway
- Ideal Family Home
- Viewing Encouraged






GROUND FLOOR  
APPROX. FLOOR AREA  
457 SQ.FT.  
(42.47 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
386 SQ.FT.  
(35.83 SQ.M.)

TOTAL APPROX. FLOOR AREA 843 SQ.FT. (78.30 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(11-9) B			
(8-6) C			
(5-4) D			
(3-2) E			
(1-0) F			
(-1) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	











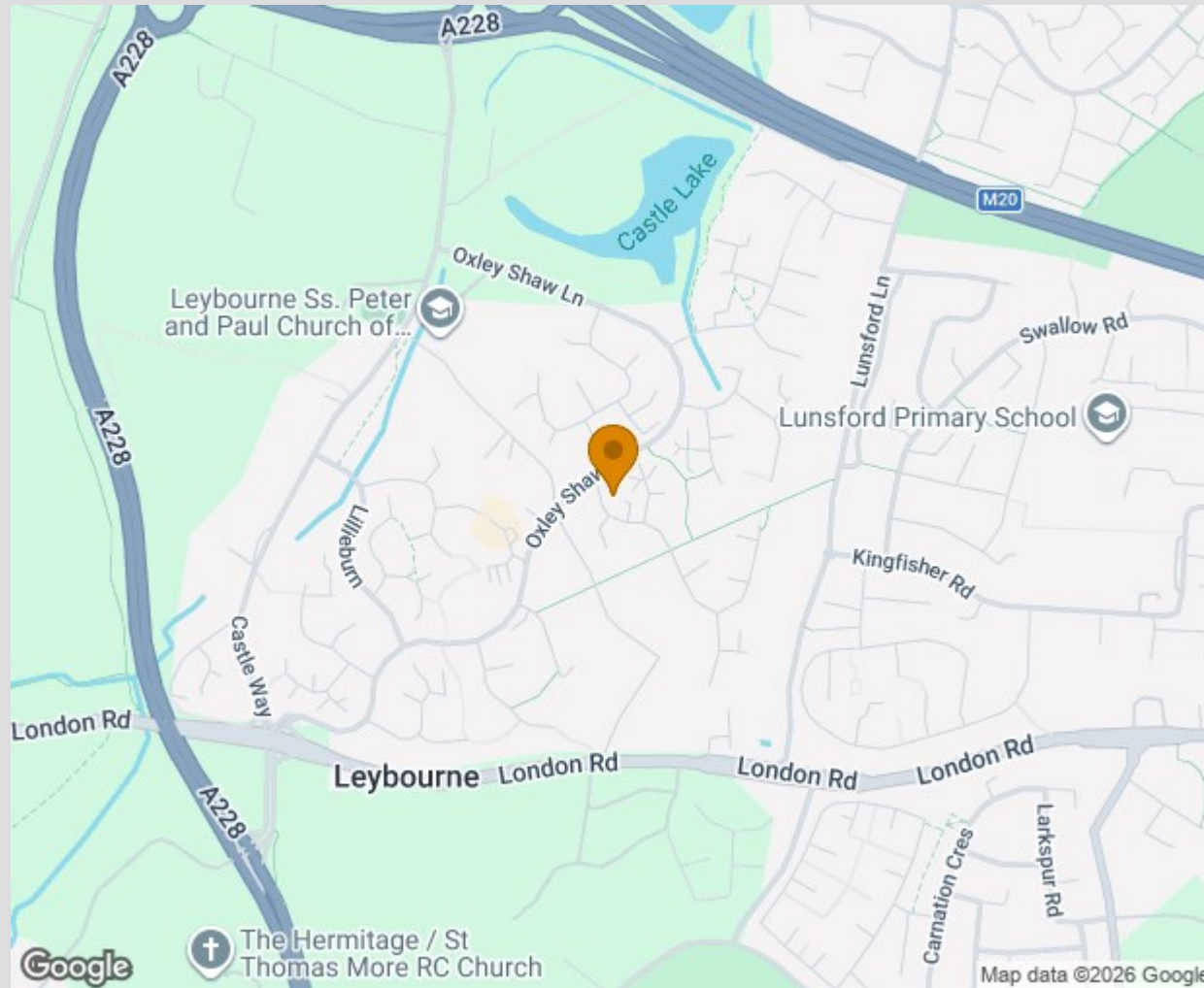
## Location Map

Tenure: Freehold

Council tax band: D

### AML - WM

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before the property can be removed from the open market and advertised as 'sold subject to contract' and before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



TO VIEW CONTACT: 01732 87 11 11 [westmallings@khp.me](mailto:westmallings@khp.me)

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