



**Woodlea, Leybourne, West Malling, ME19 5QY**  
**£350,000**



BEAUTIFULLY UPDATED 2 BEDROOM HOME IN LEYBOURNE

Rarely available, situated in the lovely cul-de-sac environment of Woodlea, Leybourne, this modernised end of terraced house offers a delightful living experience in this sought-after location. With two well-proportioned bedrooms and a stylish bathroom and kitchen, this property is perfect for small families, couples, or individuals seeking a comfortable home.


Lovingly renovated from top to toe. Upon entering, you will be greeted by an immaculately presented reception room from a beautiful porch area that exudes class and chic character. The modern kitchen is a lovely feature, equipped with contemporary fittings that make cooking and entertaining a pleasure. The thoughtful design ensures that the space is both functional and inviting.

Upstairs there are two beautifully decorated bedrooms and a family bathroom with no need for any updating.

Outside, the property boasts the added benefit of two parking spaces, a rare find in this desirable area. This convenience allows for easy access and peace of mind, knowing that your vehicles are securely parked. The WOW factor is the garden which is wrapped around the property and far larger than any other similar properties nearby. Boasting both sandstone patio and laid to lawn it offers a huge range of versatility.

In summary, this modernised two-bedroom terraced house in Woodlea, Leybourne, presents an excellent opportunity for those seeking a stylish and convenient home in a vibrant community.

- Stunning Renovated 2 Bedroom House
- Particularly Large Corner Plot
- Situated On A Lovely Cul De Sac
- Desirable Leybourne Location
- Lovely Bright Home Throughout
- Allocated Parking for Two Cars
- Particulary Large Private Garden
- Updated EPC Rating Awaited

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	







## 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.

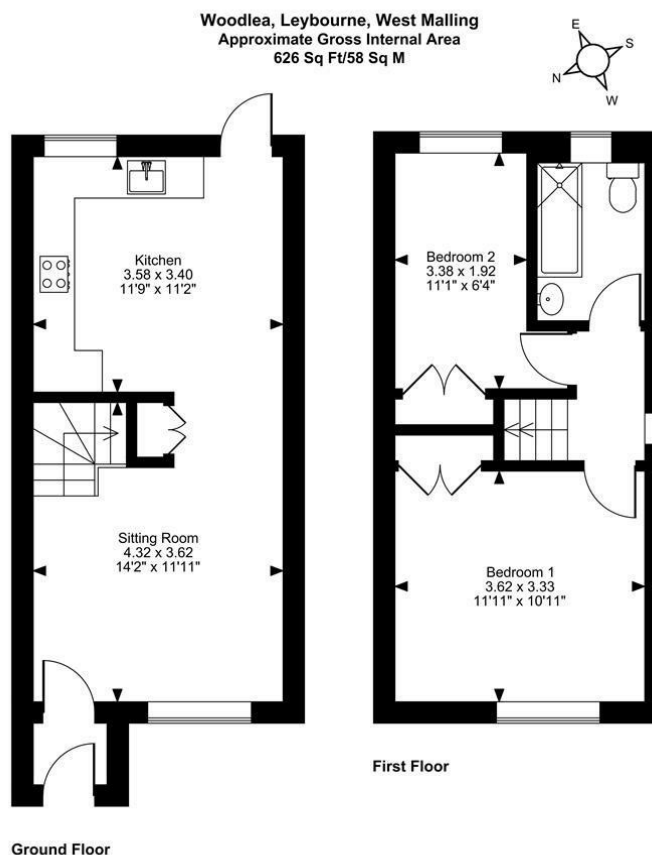
For the commuter Junction 4 of the M20 gives access to the motorway network. There is a mainline train station at nearby West Malling (with fast services to London Victoria and London Charing Cross). Maidstone, Tonbridge and Sevenoaks all provide an excellent and comprehensive range of educational, recreational 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](http://www.kent-pages.co.uk/education) or ask for a Page & Wells Key Facts for Buyers Guides.

## ADDITIONAL INFORMATION

Freehold  
Brick Built  
Council Tax Band C  
Updated EPC Rating Awaiting  
UPVC Double Glazing  
Gas Central Heating





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