



**Guide Price**

**£450,000**

**Freehold**

3x  2x  2x 

**Wheatfield, Leybourne,  
West Malling, Kent,  
ME19**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Get the 'wow' factor when you view this beautiful improved home
- The owners have spared no expense with their improvements
- Converted garage used as a family room - versatile space to suit you
- Enjoy the luxury of an en-suite shower room & a bathroom
- Set at the end of a quiet Close

## Accommodation

### GROUND FLOOR

Entrance Porch

Lounge: 12'9 x 11'2 (3.89m x 3.41m)

Family Room: 12'7 x 7'10 (3.84m x 2.39m)

Dining Area: 13'4 x 10'0 (4.07m x 3.05m)

Kitchen: 9'6 x 9'1 (2.90m x 2.77m)

### FIRST FLOOR

Landing

Bedroom 1: 11'2 x 9'8 (3.41m x 2.95m)

En-Suite Shower Room

Bedroom 2: 9'6 x 9'5 (2.90m x 2.87m)

Bedroom 3: 9'11 x 6'3 (3.02m x 1.91m)

Bathroom

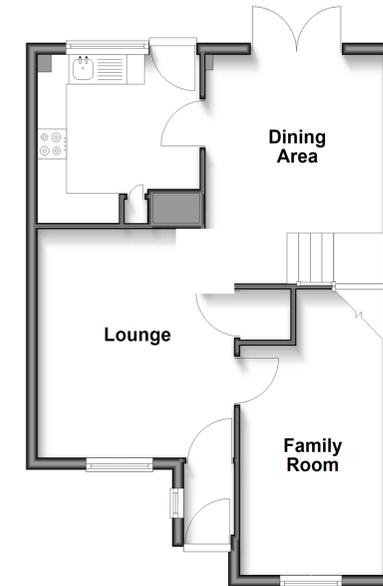
### OUTSIDE

Driveway

Rear Garden

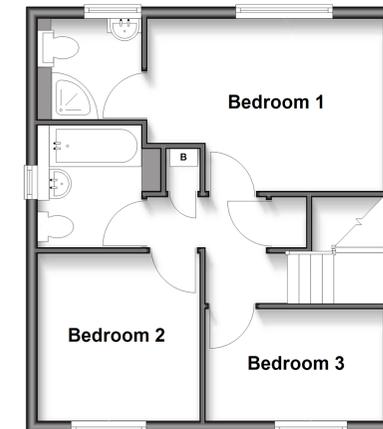
### Ground Floor

Approx. 46.8 sq. metres (504.0 sq. feet)



### First Floor

Approx. 40.7 sq. metres (437.6 sq. feet)



**Call Larkfield - 01732 847877 ■ [wardsof Kent.co.uk](http://wardsof Kent.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 59% less, by purchasing a Lifetime Lease.



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