



Ibbett Mosely

64 Hawley Drive, Leybourne, West Malling,  
ME19 5FL



A fabulous home offering spacious bedrooms and modern open plan living set within the popular development of Leybourne Chase.

Extended to the rear overlooking a well designed low maintenance garden this home deserves your immediate attention.

Guide Price £450,000 to £475,000

### Entrance Hall

A welcoming entrance hall featuring a bright front door and stairs ascending with a white balustrade. The flooring is a combination of wood-effect and carpet to stairs, providing a warm and inviting feel as you enter the home.

### Kitchen / Dining / Sitting Room 24'8" x 20'9"

This spacious open-plan room combines the kitchen, dining, and sitting areas in a generous layout. The kitchen is well-equipped with modern white cabinets and black stone countertops, complemented by a tiled splashback in a tasteful mosaic pattern. The dining area comfortably fits a table with chairs, situated by a large window that lets in plenty of natural light and divides the space to the sitting area features a soft carpet, a modern wood-burning stove

- Spacious Four Bedroom Family Home
- Open Plan Living - Kitchen Dining Living Space
- Orangery-style rear extension with Bi Fold Doors to the Garden
- South West Facing Low Maintenance Private Rear Garden
- Parking for two cars - Premium EV Charger to gated parking.
- Award-Winning Development with Open Green Spaces
- Modern Family Home Built in 2013
- Ease of Access to Motorway and West Malling Station - Full Fibre WIFI available
- EPC Rating C - Council Tax Band E - Community Charge Approx. £700 pa
- Guide Price £450,000 to £475,000

set against a deep blue accent wall, and ample space for seating, creating a cosy spot to relax.

### Sun Room / Orangery 12'2" x 7'2"

A bright sun room with a glazed lantern style roof and multiple windows that flood the space with natural light. The room has light wood style flooring and neutral walls, creating a versatile area that opens onto the garden through wide bi-fold doors. This space is perfect for relaxing or enjoying the garden views year-round.

### WC / Utility Area

A conveniently located ground floor WC and utility area, featuring a combination of teal paint and textured white wall paneling. The room includes a toilet, pedestal sink, and space for a washing machine, combining function with a touch of style.





## Landing

A bright landing area with carpeted flooring, painted walls in neutral tones, and a dark feature wall with a narrow window. Doors lead off to the bedrooms and bathroom, and stairs descend to the ground floor.

## Master Bedroom

15'6" x 12'0"

The master bedroom is a generous and restful space, highlighted by large windows allowing plenty of light. The room is carpeted, space for bedside tables. The ensuite bathroom is accessed directly from the bedroom, offering privacy and convenience. A further built in wardrobe is also provided.

## En suite

A modern ensuite shower room with a walk-in shower, wall-mounted sink and WC. The walls are tiled in a neutral palette. A vaulted ceiling with window streams natural light into this space.

## Bedroom 2

12'11" x 8'8"

A comfortable bedroom featuring soft carpeting and enough space for a double bed and furniture making it a perfect space for rest.

## Bedroom 3

11'4" x 8'8"

A bedroom combining practicality and charm. It again offers enough space for a double bed plus a window providing natural light.





### Bathroom

A well-appointed family bathroom with a modern white suite including a bathtub, pedestal sink and WC. The walls feature a two-tone design with aqua and cream tiling, and a window offers natural light and ventilation.

### Bedroom 4 / Study

9'10" x 9'4"

This bedroom is currently used as a study and offers an almost square space ideal for this purpose or use as a single bedroom. A window allows light looking over the front of the property.



### Rear Garden

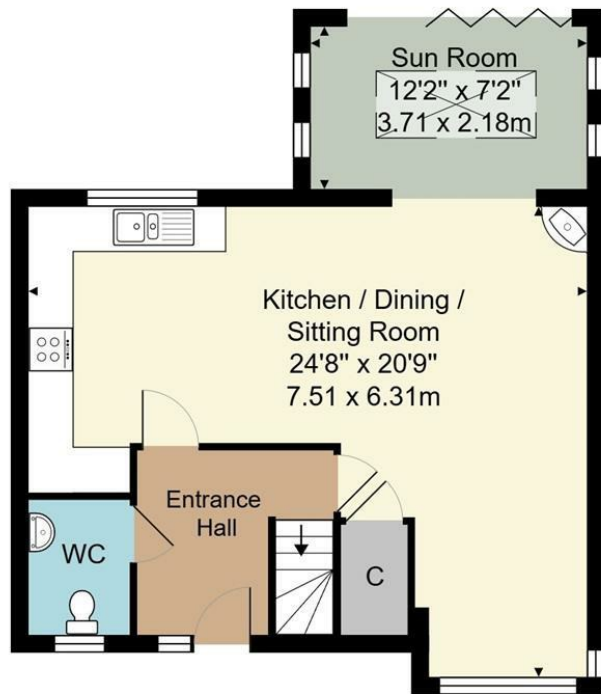
A neatly maintained South West facing rear garden with artificial lawn and a raised decked seating area, with space garden sofas and a large parasol. There is a further patio area with pergola framing, planted borders and a small sun terrace to one side with a relaxed seating nook, creating a versatile outdoor space for relaxing and entertaining. A premium EV charger is fitted to parking area to the rear of the garden.



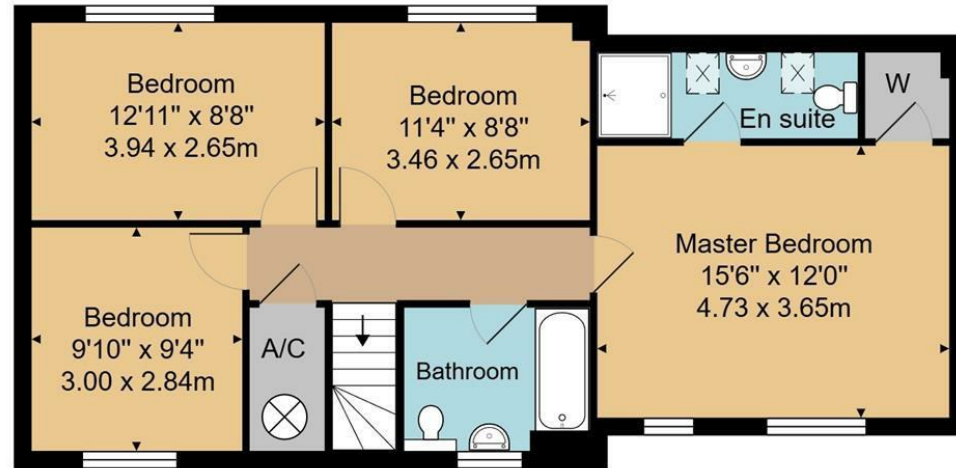
### Leybourne Chase

Leybourne Chase remains one of the area's most desirable places to live, offering beautifully maintained grounds, children's play areas, and 140 acres of surrounding parkland and woodland. Residents enjoy easy access to West Malling's vibrant high street, Larkfield's supermarkets and leisure centre, and excellent transport links including two nearby train stations and the M20. Local schooling is superb, with well-regarded primary and grammar schools within easy reach.

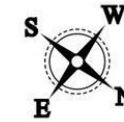




**Ground Floor**



**First Floor**



Approx. Gross Internal Area 1294 ft<sup>2</sup> ... 120.2 m<sup>2</sup>

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 or tenant. 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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EPC Rating- C

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