



London Road

Leybourne, West Malling ME19 5EU

£750,000



COUNTRY HOMES

Leybourne, West Malling ME19 5EU

Nestled on London Road on the outskirts of West Malling, this splendid detached house offers a delightful home in a convenient location. Spanning an impressive 2,333 square feet including carport, the property boasts a well-presented interior that is both spacious and inviting.

Upon entering, you will find generous reception area, perfect for entertaining guests or enjoying quiet family evenings. There is a modern large lounge and a bespoke kitchen which is open plan to a further dining or sitting area. To the rear there is a walk through room that leads to the third reception which would make a great study, or a fourth bedroom. The house features three well-proportioned bedrooms, providing ample space for a growing family or accommodating guests. With three bathrooms, (the master having an ensuite and a bathroom upstairs and downstairs) convenience is at the forefront, ensuring that morning routines run smoothly.

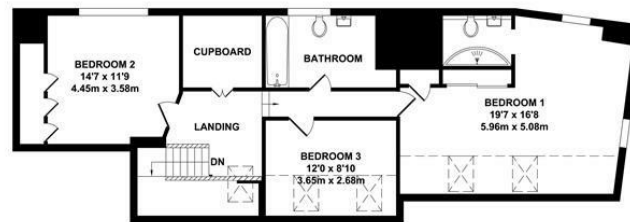
The property is set within a convenient location, allowing easy access to local amenities and transport links, making it ideal for those who commute or enjoy the vibrancy of nearby urban life, West Malling offers an array of bars restaurants and independant shops. The flexible accommodation layout offers numerous possibilities, whether you wish to create a home office, a playroom, or simply enjoy the luxury of extra space.

One of the standout features of this home is the expansive garden, which provides a perfect outdoor retreat for relaxation, gardening, or entertaining during the warmer months. The good size of the garden is a rare find in such a desirable area, making it an excellent space for children to play or for hosting summer barbecues.

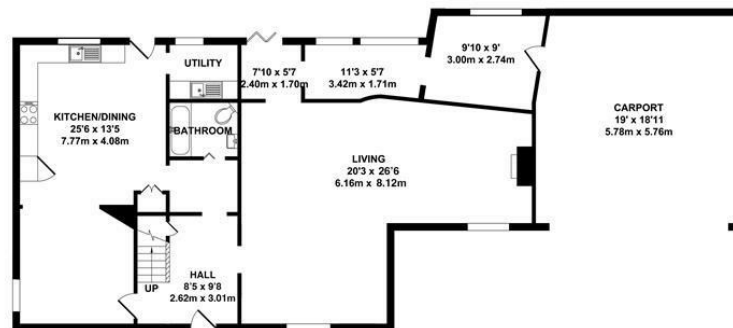
In summary, this well-appointed detached house on London Road is a remarkable opportunity for those seeking a blend of modern convenience in Kent. With its spacious layout, beautiful garden, and prime location, it is sure to appeal to a variety of buyers looking for their dream home, call now to view.

- Versatile detached home
- 3 bedrooms with the option of a 4th/study
- Large rear garden
- Carport
- Ensuite to master
- 2 further bathrooms
- Modern interior design
- Large main reception
- Convenient location
- Viewing encouraged






FIRST FLOOR
APPROX. FLOOR AREA
857 SQ.FT.
(79.64 SQ.M.)



GROUND FLOOR
APPROX. FLOOR AREA
1475 SQ.FT.
(137.07 SQ.M.)

TOTAL APPROX. FLOOR AREA 2333 SQ.FT. (216.71 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			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(49-54) E			
(41-48) F			
(31-39) G			
(1-20)			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

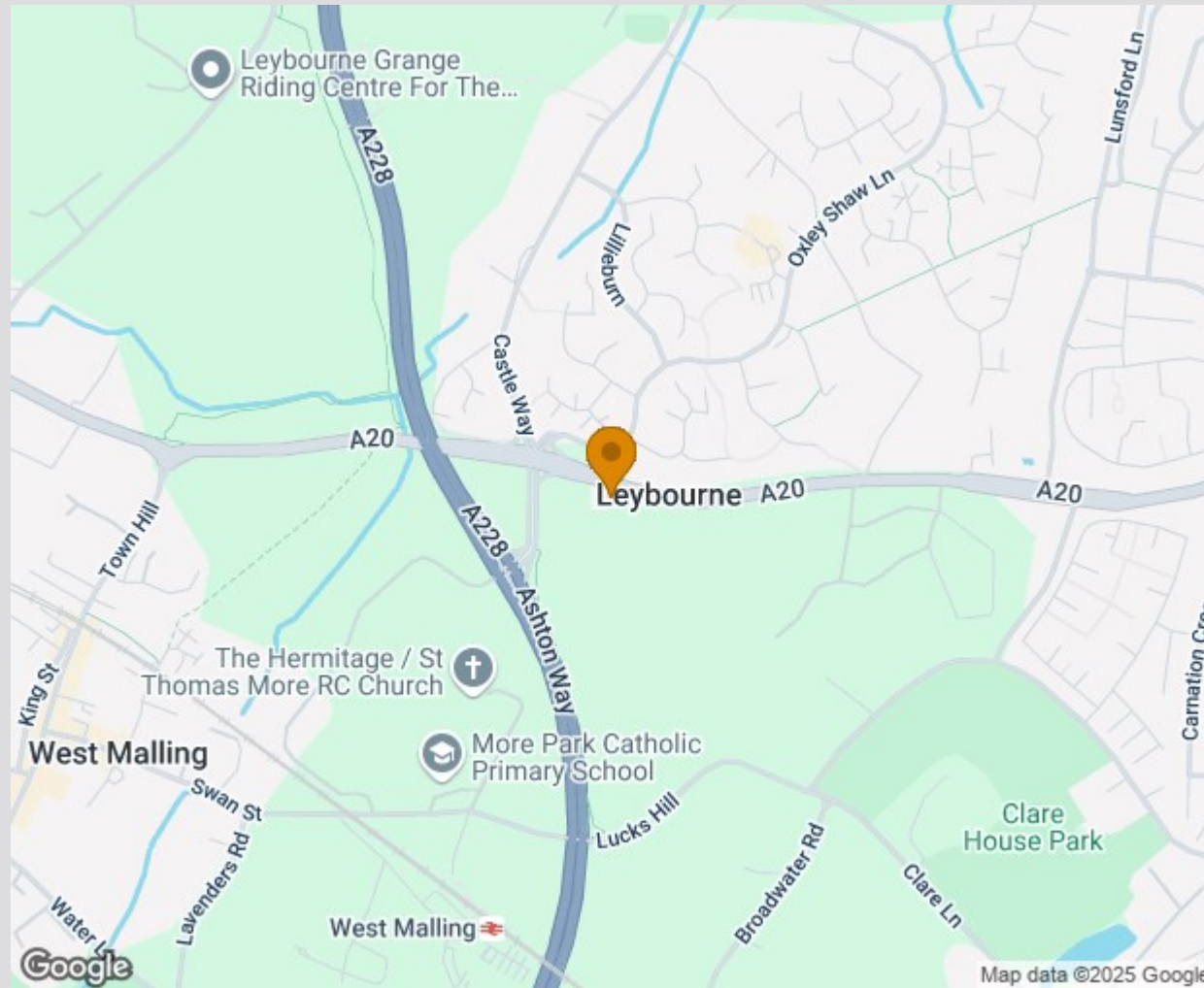




Location Map

Tenure: Freehold

Council tax band: E



TO VIEW CONTACT: 01732 87 11 11 westmallings@khp.me

www.khp.me



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