



## Derby Drive

West Malling ME19 5FJ

£340,000



COUNTRY HOMES

## West Malling ME19 5FJ

Nestled in the charming area of Derby Drive, on the popular development of Leybourne Chase, this delightful property presents an excellent opportunity for first-time buyers seeking a modern and comfortable home. Built in 2013, the residence boasts a well-thought-out layout, with open plan living in mind.

Upon entering, you will find a welcoming reception room that offers a perfect space for relaxation and entertaining. The property features two generously sized double bedrooms, providing ample room for rest and personalisation. With two bathrooms, convenience is at your fingertips, making morning routines and guest visits a breeze.

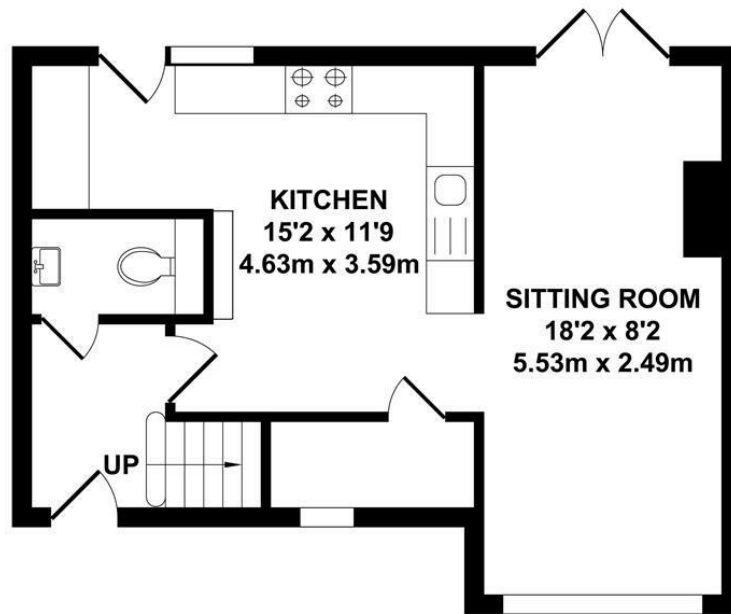
The home is presented in immaculate condition, ensuring that you can move in with ease and enjoy your new surroundings from day one. Additionally, the inclusion of a car port adds to the practicality of this property, offering secure parking and extra storage options.

This residence is not just a house; it is a place where you can create lasting memories. With its modern amenities and prime location, it is an ideal choice for those looking to step onto the property ladder in a vibrant community. Do not miss the chance to make this lovely home your own.

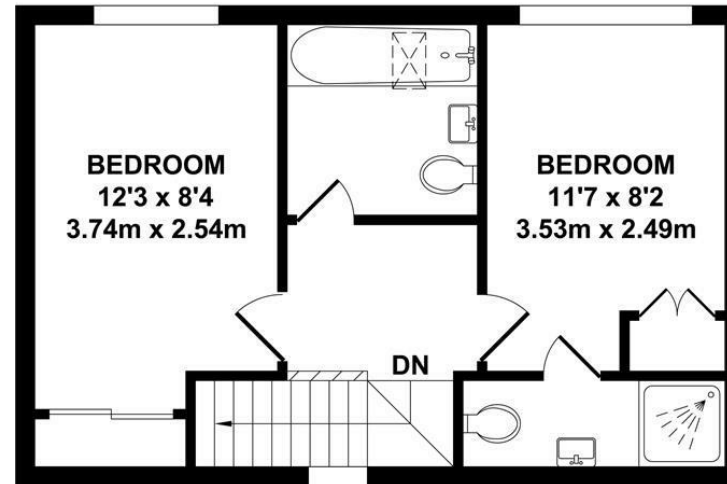
Give our West Malling Team a call on 01732871111 to book your viewing today.

- CHAIN-FREE
- Ideal for First Time Buyers
- Two Double Bedrooms
- Immaculate Condition
- Popular Location on Leybourne Chase Development
- Car Port
- Good Sized Garden
- Cul-De-Sac Position
- Viewing Highly Recommended





GROUND FLOOR  
APPROX. FLOOR AREA  
383 SQ.FT.  
(35.62 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
359 SQ.FT.  
(33.36 SQ.M.)

**TOTAL APPROX. FLOOR AREA 742 SQ.FT. (68.98 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	A		
	B		
	C	78	
	D		
	E		
	F		
Not energy efficient - higher running costs	G		
England & Wales		EU Directive 2002/91/EC	





## Location Map

Tenure: Freehold

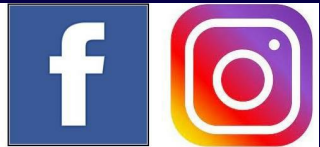
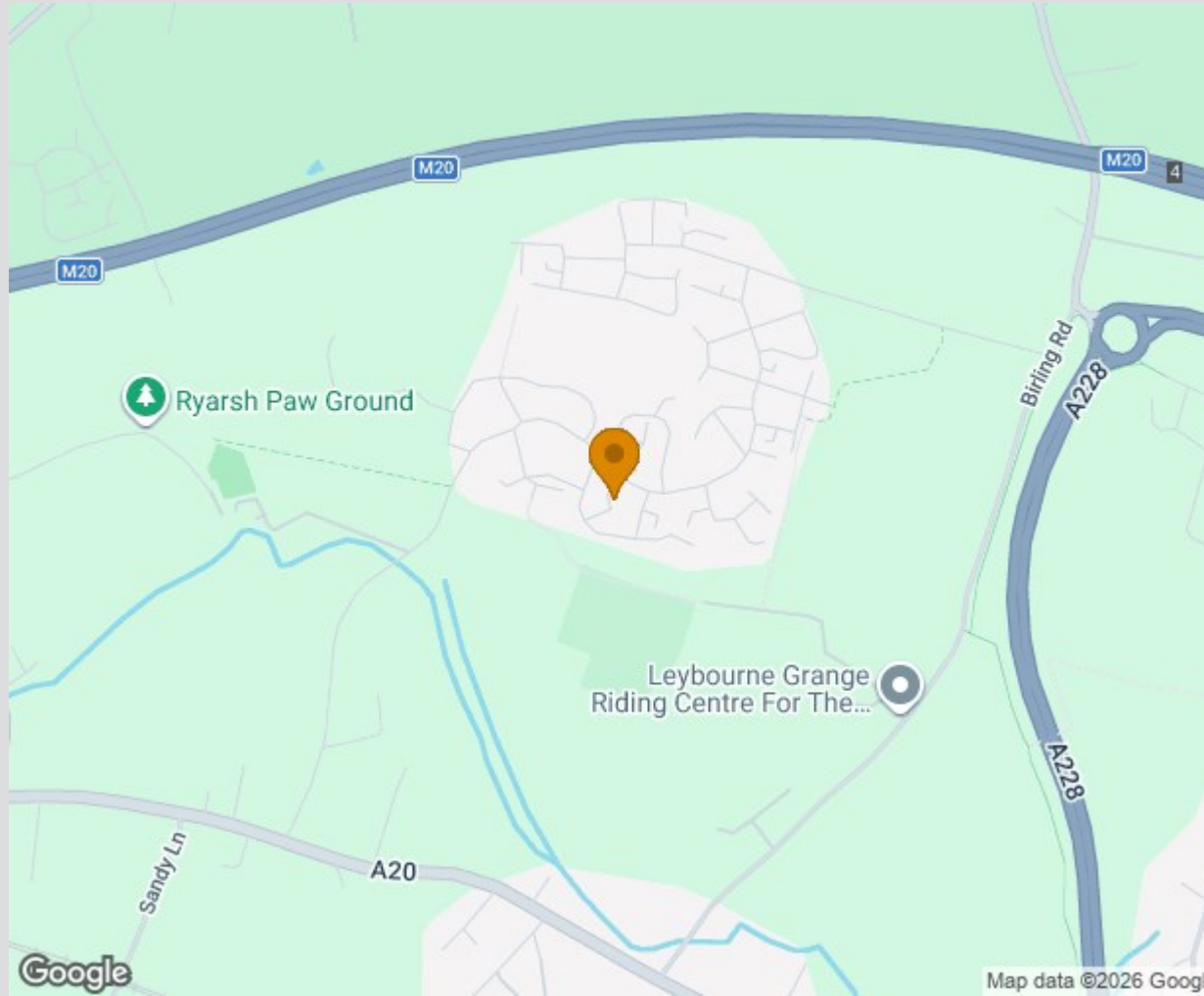
Council tax band: D

### 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.

### Charges

Service Charge: £610.43 p/a - Preim  
Reviewed every 12 months



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

[www.khp.me](http://www.khp.me)



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