



**Baywell, Leybourne, ME19 5QQ**  
**Offers Over £400,000**



**CHAIN FREE SUPERB PROPERTY-** We are thrilled to offer this lovely 3 bedroom semi-detached house located in a lovely quiet location. There is an open plan and sociable living space with a lovely fitted kitchen to the ground floor. The property is located in the highly desirable Leybourne area and is presented in good order and is a must to view!

The internal accommodation comprises an entrance porch, an impressive open plan living area with a lounge and dining area. The kitchen is separate from the lounge and offers fitted cupboards and integrated white goods. A large additional conservatory adds more reception space with all the added convenience that brings. To the first floor there are three spacious bedrooms and large family bathroom with a fitted shower and a separate bath. A further note worthy addition is heating flooring to the kitchen, bathroom and conservatory.

Externally the property benefits from a large front driveway for multiple cars and great size low maintenance rear garden offering lawn and patio space. Houses are rarely available in this sought after location and we recommend a viewing as soon as possible.

- Semi Detached Hosue
- Highly Sought After Leybourne Area
- Lovely Bright Conservatory
- 3 Good Sized Bedroom
- Driveway For Multiple Cars
- Integral Garage
- Conveniently Located for Easy Access to M20 & Amenities
- Lovely Good Sized Garden
- Potential Chain Free Possibilty
- EPC Rating D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>84</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<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.

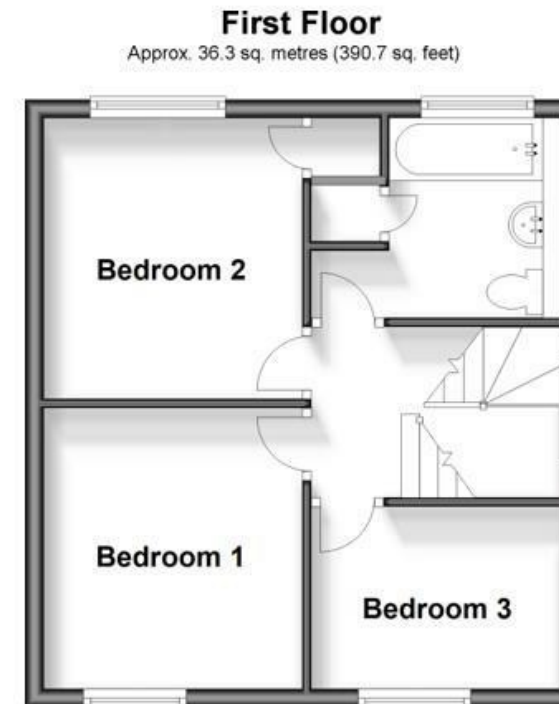
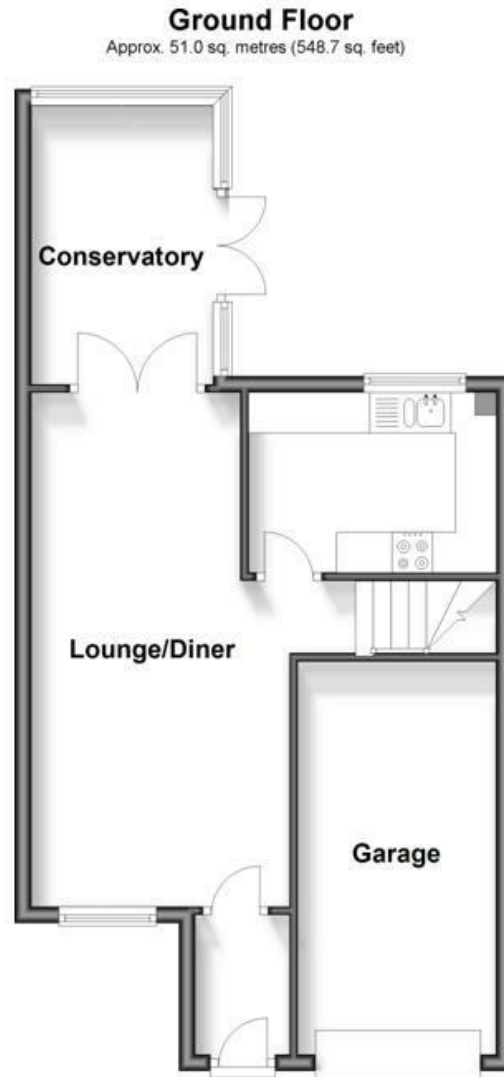
For the commuter Junction 4 of the M20 gives access to the motorway network. There is a mainline train station at nearby West Malling (with fast services to London Victoria and London Charing Cross). Maidstone, Tonbridge and Sevenoaks all provide an excellent and comprehensive range of educational, recreational 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 D
- EPC Rating D
- UPVC Double Glazing
- Gas Central Heating
- Underfloor Heating To Bathroom, Kitchen And Conservatory





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