



**Grassmere, Leybourne, ME19 5QP**  
**Offers Over £475,000**



Nestled in the desirable road of Grassmere, Leybourne, this previously extended end terrace house presents an exceptional opportunity for those seeking a spacious family home. Built circa 1980's, this property boasts an impressive 1,242 square feet of living space, rivaling that of many detached homes while offering the added benefit of privacy, set back from the main road.

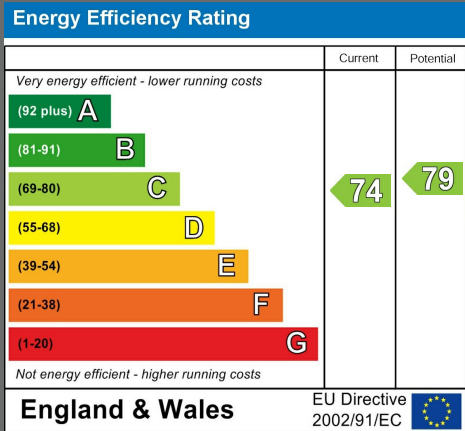
Upon entering, you are welcomed into a lovely sitting room then into a very spacious kitchen, perfect for family gatherings and entertaining. The separate dining room provides an additional area for meals and celebrations, while a convenient downstairs cloakroom enhances the practicality of the layout. A notable feature of this home is the downstairs shower room, which adds versatility and potential for future adaptations.

As you ascend to the upper floor, you will discover four generously sized bedrooms, each designed to provide comfort and space. The master bedroom, measuring an impressive 15'8", exemplifies the thoughtful design and spaciousness that this home offers. The family bathroom completes the upper level. Worth mentioning is the two loft spaces in the house adding extra convenience.

The outdoor space is equally impressive, with a sizeable garden that offers an open and inviting atmosphere. This area not only provides a perfect setting for outdoor activities but also leads to a small parking area, which includes an allocated parking space along with additional unallocated parking for convenience.

We highly recommend viewing this particularly spacious home to fully appreciate the generous inside and outside spaces it has to offer. This property is a rare find in the area and is sure to meet the needs of any growing family.

- 4 Bedroom End Of Terrace House
- Sought After Leybourne Location
- Multiple Reception Space
- Kitchen Only 5 Years Old
- Downstairs Shower Room
- Very Spacious Plot And Home
- Previously Extended
- 1 Allocated Parking Space
- Further Unallocated Parking
- EPC Rating C







## 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 C

EPC Rating C

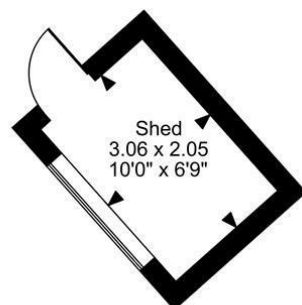
UPVC Double Glazing

Gas HIVE Central Heating (regularly serviced)

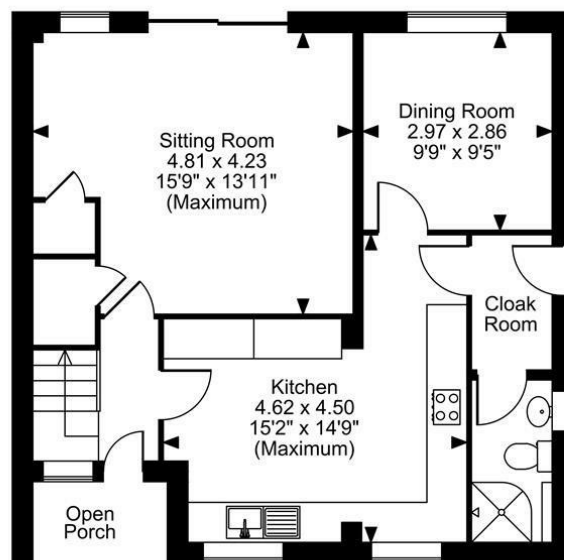
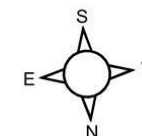
Gas, Electric, Mains Drainage, Water, Broadband and Phone Line

2 x Loft Space

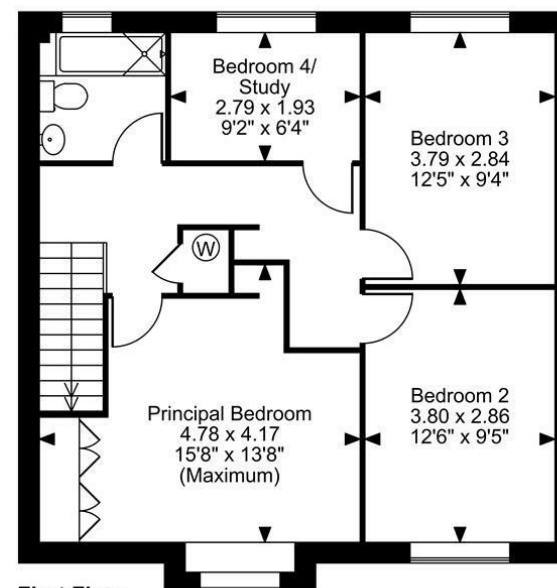




**Grassmere, Leybourne, West Malling, Kent**  
**Approximate Gross Internal Area**  
**Main House = 1242 Sq Ft/115 Sq M**  
**Shed = 68 Sq Ft/6 Sq M**  
**Total = 1310 Sq Ft/121 Sq M**



**Ground Floor**



**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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