



Ibbett Mosely

Rectory Lane South, Leybourne, West Malling ME19  
5HA  
Price £550,000



## Rectory Lane South, Leybourne, ME19 5HA

**A fabulous opportunity to buy a detached chalet bungalow within one of the most popular roads in the Leybourne West Malling area.**

**With great flexibility of use and potential to open up spaces this already extended property has great appeal for a wide range of markets. Whether you are a family buyer or mature purchaser this could fit your needs.**

**Guide Price £550,000.00**

- Detached Chalet Bungalow
- No Onward Chain
- Quiet No Through Road of Individual Builds
- Originally Built in 1930's
- Good Sized South Facing Private Garden
- Garage & driveway
- Four Bedrooms
- EPC Rating D - Council Tax Band F
- Guide Price £550,000.00



Located in the highly popular road of Rectory Lane South, Leybourne, West Malling, this delightful detached chalet bungalow offers a perfect blend of character and modern living. Built in 1938, the property has been thoughtfully extended, providing ample space for comfortable family living. Spanning an impressive 1,341 square feet, this home features three well-proportioned reception rooms, ideal for both entertaining guests and enjoying quiet family time.

The property boasts four bedrooms, ensuring plenty of room for relaxation and rest or flexibility to use for many different uses such as studies or hobby rooms. With two bathrooms, morning routines will be a breeze, catering to the needs of the household. The enclosed South facing private garden is a true benefit, offering a peaceful retreat where one can unwind.

Situated on a quiet no through road lined with individually built homes, this property enjoys a sense of community while maintaining a tranquil atmosphere. Parking is a significant advantage here, with space for multiple vehicles, along with the convenience of a garage.

This chalet bungalow is not just a property; it is a home filled with potential, perfect for families or those seeking a serene lifestyle in a picturesque setting. With its blend of classic charm and modern amenities, this property is a rare find in the desirable Leybourne area. Don't miss the opportunity to make this enchanting bungalow your own.

### Entrance Hall

The entrance hall is welcoming with neutral walls and carpet underfoot. It provides access to the dining room, kitchen, bedrooms, and bathroom.

### Sitting Room 13'4" x 9'11"

This sitting room offers a comfortable and inviting space, featuring light walls and flooring with a large window and sliding doors that open directly to the conservatory, allowing plenty of natural light to fill the room.

### Kitchen 17'7" x 10'2"

The kitchen is thoughtfully laid out with ample cabinetry in a soft cream tone and dark work surfaces. It includes a built-in oven, hob with extractor above, and space for a washing machine and a dishwasher. A breakfast bar provides a casual dining option, and two windows plus a door offer views and access to the side and rear.

### Dining Room 11'11" x 11'7"

The dining room showcases a traditional style with floral wallpaper and a bay window dressed with curtains, creating a cosy area for family meals or entertaining guests. The carpeted floor and classic wooden furniture add to the room's warm character. There are stairs leading to the first floor.

### Conservatory 8'2" x 7'10"

The conservatory is a bright, airy space with large windows on three sides, offering delightful views of the rear garden. It has a light-coloured laminate floor and provides a peaceful spot to relax while enjoying the outdoors all year round.

### Bedroom 1 16'7" x 9'2"

This bedroom on the first floor is spacious and carpeted, featuring built-in wardrobes along one wall and two windows that let in ample natural light. Its neutral décor creates a versatile backdrop suitable for various furnishing styles. There is also access to a loft space.

### Bedroom 2 10'1" x 9'5"

This ground floor bedroom is comfortably sized with neutral carpet and walls, including a window overlooking the front garden to bring in natural light. It offers a calm and restful atmosphere.

### Bedroom 3 9'5" x 7'8"

Another bedroom on the ground floor decorated in a light and calming shade, with wooden flooring and a window with a view of the garden. This room would be ideal as a nursery, study, or single bedroom.

### Shower Room

The shower room offers a modern tiled finish with a separate shower cubicle, pedestal basin and WC. The grey tiled walls and floor create a clean, fresh space.

### Bedroom 4 9'10" x 5'1"

Neutrally decorated with a window to front this room would be ideal for a study or hobby room.

### Bathroom

The bathroom features a bath with shower attachment, a pedestal wash basin, and WC. The walls are tiled in a light design with a blue painted upper section, and the floor is finished with laminate flooring.

### South Facing Rear Garden

This long rear garden is a wonderful outdoor space, mostly laid to lawn with mature hedges and fencing providing privacy. It features a paved patio area, garden shed, and children's play equipment, creating a perfect balance of space for relaxation and family activities.

### Front Exterior

The front exterior reveals a spacious driveway flanked by mature hedging, leading to a garage. The traditional brickwork and bay windows give the property a classic and welcoming appearance.

### Garage 16'11" x 9'7"

The garage is large enough to accommodate a vehicle and offers additional storage space, with access from the driveway and a door leading into the garden.

### Location







House Approx. Gross Internal Area 1165 sq. ft / 108.3 sq. m  
 Approx. Gross Internal Area (Incl. Garage) 1341 sq. ft / 124.6 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



**Ibbett Mosely**

**West Malling 01732 842668**

Offices at - BOROUGH GREEN - OTFORD - SEVENOAKS - SOUTHWARK  
 TONBRIDGE - WESTMINSTER - WESTERHAM - WEST MALLING

[www.ibbettmosely.co.uk](http://www.ibbettmosely.co.uk)

IMPORTANT - Ibbett Mosely, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ibbett Mosely, has any authority to make or give any representation or warranty whatever in relation to this property ver 3.0.

**...a name you can trust**  
*offices in Kent and London*