

Ibbett Mosely

6 Highberry, Leybourne, West Malling, ME19 5QT



A fabulous opportunity to purchase this rare to the market, three bedroom detached and extended bungalow.

Positioned at the end of a popular and quiet cul de sac in the community of Leybourne West Malling and being sold with no onward chain.

Guide Price £650,000

- Extended Three Bedroom Detached Bungalow
- End of cul-de-sac
- Popular Leybourne area
- Fabulous private flat garden
- Conservatory
- Utility room and study
- Detached Garage & Drive for Multiple Vehicles
- No onward chain
- EPC Rating D - Council Tax Band - E
- Guide Price £650,000



Entrance Hall

The entrance hall welcomes you with its classic parquet patterned flooring, creating a warm and inviting first impression. The space is punctuated by natural light filtering through a glazed front door, enhancing the bright and airy feel as you move through the home.

Sitting Room
19'9" x 12'8"

A spacious sitting room offers a comfortable setting with ample space for seating arranged around a traditional fireplace. Large windows look out over the garden, filling the room with natural light and providing lovely views of the greenery outside. The room flows seamlessly into the dining area, allowing for a harmonious social space.

Dining Room
14'6" x 9'6"

The dining room sits adjacent to the sitting room and kitchen, providing an ideal space for family meals or entertaining guests. It features a classic design complemented by soft carpeting and neutral walls, creating a cosy yet elegant atmosphere.

Kitchen
10'5" x 9'11"

The kitchen is well-equipped with cream cabinetry and contrasting dark work surfaces, alongside a distinctive vibrant splashback that adds a pop of colour. It includes integrated appliances, a gas hob, and a door leading to the garden. The patterned floor ties the room together, ensuring a practical yet stylish cooking space. The property benefits from a water softener.

Conservatory
13'8" x 10'5"

A bright and airy conservatory enjoys views over the garden, featuring tiled flooring and large windows that flood the space with light. This peaceful seating area offers a pleasant spot to relax while enjoying the surrounding greenery, with double doors opening onto the patio for easy access to the outdoors.

Utility Room

The utility room is functional and spacious, with ample work surface and storage units. It houses the washing machine and has a door leading outside, making it convenient for everyday tasks and access to the rear garden.









Bathroom

The main bathroom features a modern suite with a separate bath and shower cubicle. Light green walls complement the wood-effect flooring, while a window provides natural light and ventilation. The layout is practical and designed for comfort.

Cloakroom

An added cloakroom with additional modern toilet and sink sits next to the main bathroom for convenience.

Bedroom 1

16'8" x 9'2"

The first bedroom is a generously sized room with soft carpeting and a ceiling fan for added comfort. Fitted mirrored wardrobes provide excellent storage, while windows offer pleasant views to the side of the property.

Bedroom 2

10'11" x 10'2"

This double bedroom features neutral décor and carpeting, with fitted mirrored wardrobes maximizing space. A ceiling fan adds to the comfort, and a window looks out onto the garden area, creating a peaceful sleeping environment.

Bedroom 3

10'0" x 7'0"

A bedroom currently set up as a comfortable reading room. It has fitted storage cupboards and a window overlooking the garden, making it a bright and welcoming space suitable for various uses.

Study

8'0" x 5'8"

The study creates a practical workspace. A window allows natural light to flood in, making it a bright and functional room for home working or study.













Garage

17'8" x 9'3"

The garage offers a secure space for parking or storage, with a single door and ample room inside. It stands conveniently to the side of the property, accessible via the driveway.

Rear Garden

The rear garden is a delightful outdoor space with a well-maintained lawn bordered by mature hedging and shrubs, offering a sense of privacy. A paved patio area adjoins the conservatory, ideal for outdoor dining or relaxing, while a central water feature adds charm to the garden setting.

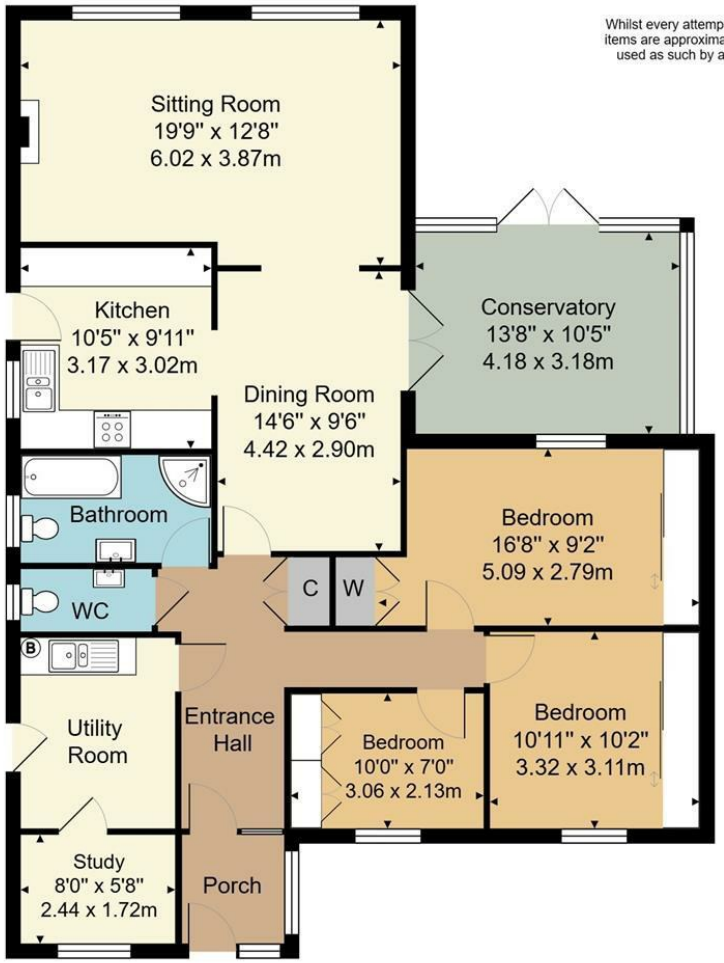
Front Exterior

The front exterior of the property is approached via a brick-paved driveway leading to the garage and front porch. A tidy lawn with mature hedges provides privacy and an appealing first impression, while the bungalow's traditional brickwork adds to its welcoming character.

Leybourne, West Malling

Situated in the desirable village of Leybourne, this property enjoys a peaceful semi rural setting while remaining conveniently positioned for local amenities. Leybourne offers a range of facilities including a village shop, popular public house, and access to the picturesque Leybourne Lakes Country Park. The area is also well served for leisure, with a selection of golf courses nearby including West Malling Golf Club and Kings Hill Golf Club.

The award-winning market town of West Malling is just moments away, offering a vibrant mix of boutique shops, restaurants, cafés, and traditional public houses. Excellent transport links are close by, with convenient access to the M20 and M2 motorway networks, while mainline rail services from West Malling provide direct connections to London Bridge, Charing Cross and Victoria in under 45 minutes. The area is also well regarded for its range of respected state and grammar schools.



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.

Bungalow Approx. Gross Internal Area
1378 sq. ft / 128.0 sq. m

Garage Approx. Internal Area
164 sq. ft / 15.2 sq. m



Ibbett Mosely

EPC Rating- D

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

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