



**London Road
Leybourne
West Malling
Kent
ME19**

Offers In Excess Of £663,000

bettermove 

London Road

West Malling

Bettermove are proud to present this 3 bedroom detached house in Leybourne.

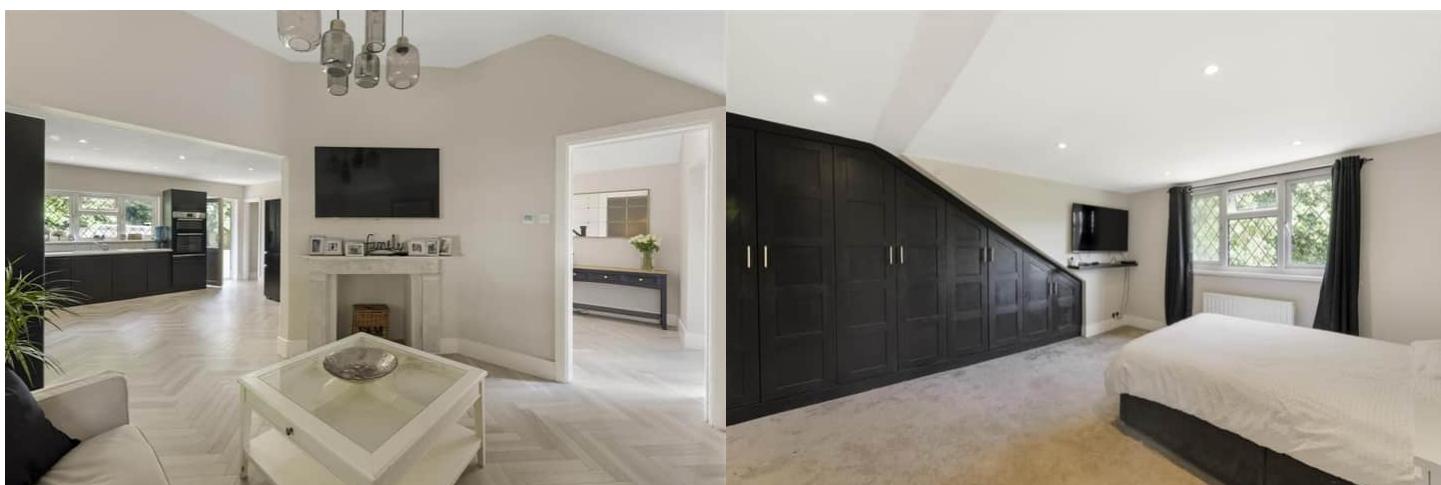
This property benefits from high performance glazing, and gas central heating throughout, with off road parking available via a carport.

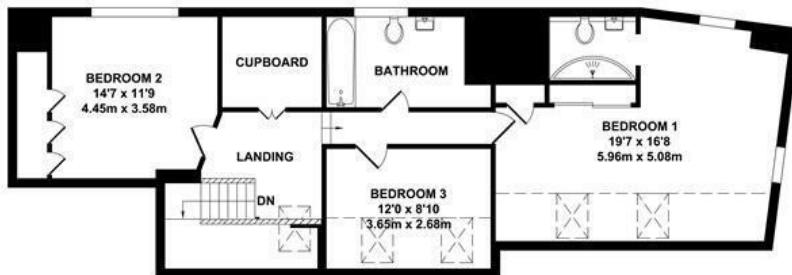
The council tax band is E.

Situated on an impressive 2,333 square feet, the interior of this beautifully presented property comprises a large, and spacious living room, bespoke kitchen/diner, with attached utility room, family bathroom and a versatile room, ideal as a fourth bedroom, or study room. Upstairs, you'll find three generously sized bedrooms, including the master bedroom, which benefits from a private en-suite, alongside the family bathroom. The exterior boasts a large, private rear garden, with both patio and lawn areas, perfect for enjoying the summer months.

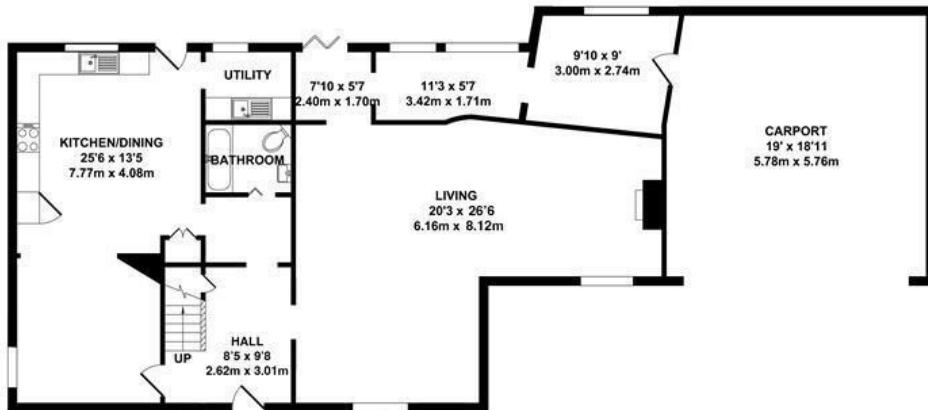
Located in the sought after village of Leybourne, West Malling, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport links can be found from West Malling Train Station, a variety of local bus routes, and quick access to the M20.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.





FIRST FLOOR
APPROX. FLOOR AREA
857 SQ.FT.
(79.64 SQ.M.)



GROUND FLOOR
APPROX. FLOOR AREA
1475 SQ.FT.
(137.07 SQ.M.)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	72	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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