



114 Hawley Drive, Leybourne

Guide Price £420,000

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# 114 Hawley Drive

Leybourne, West Malling

GUIDE £420,000 to £460,000. Spacious 3 bed semi in Leybourne Chase with en suite, family room, off street parking, and Outstanding school nearby. Modern, move-in ready, ideal for families. Council Tax band: E

Tenure: Freehold

- 3 BEDROOM HOUSE
- SEMI DETACHED
- LEYBOURNE CHASE
- OFSTED RATED OUTSTANDING SCHOOL NEAR BY
- LOVELY REAR GARDEN
- OFF STREET PARKING FOR 2 CARS
- CONVERTED GARAGE, USED AS FAMILY ROOM & FURTHER STORAGE SPACE
- 15 FT LOUNGE/DINER
- EN SUITE TO MASTER BEDROOM



**LOUNGE/DINER**

15' 9" x 14' 1" (4.80m x 4.29m)

**KITCHEN**

11' 5" x 8' 4" (3.47m x 2.54m)

**BEDROOM**

19' 2" x 10' 8" (5.83m x 3.25m)

**BEDROOM**

14' 1" x 8' 4" (4.29m x 2.55m)

**BEDROOM**

9' 5" x 6' 10" (2.86m x 2.08m)

**BATHROOM**

**EN SUITE**

**HALLWAY**

**LANDING**

**OUTBUILDING**

12' 3" x 9' 1" (3.73m x 2.77m)



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GARDEN

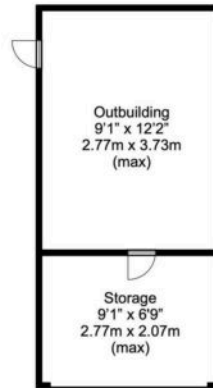
OFF STREET

2 Parking Spaces

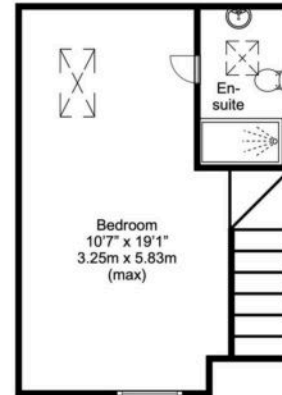




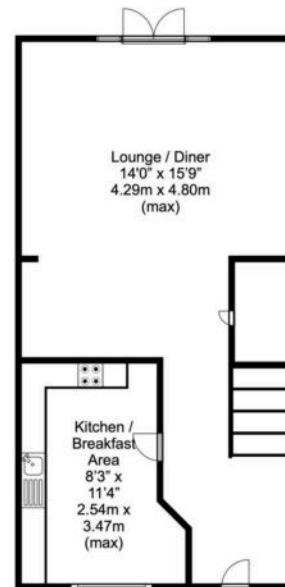
Approx. total  
floor area  
(Excl. Outbuilding)  
(Incl. R.H.H.)  
1,027 SQ.FT.  
95.53 SQ.M.



Outbuilding  
175 SQ.FT.  
16.23 SQ.M.

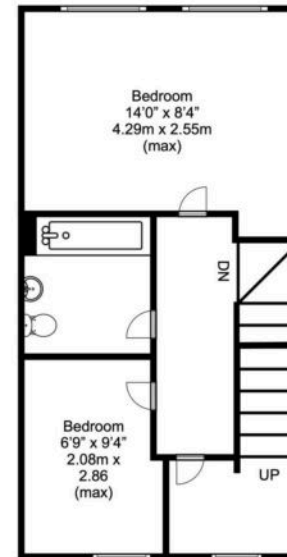


Second Floor  
(Roof Room)  
(Incl. R.H.H.)  
Approx. floor area  
259 SQ.FT.  
24.07 SQ.M.



Ground Floor  
Approx. floor area  
(Excl. Outbuilding)  
384 SQ.FT.  
35.73 SQ.M.

Entrance



First Floor  
Approx. floor area  
384 SQ.FT.  
35.73 SQ.M

#### Disclaimer

This plan is for illustrative purposes only and no responsibility is taken for any error, omission or misstatement. The appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements have been added as a guide to prospective buyers only, are not precise, not to scale, may have been taken from the widest area and may include wardrobe / cupboard space. Garages and outbuildings may not be represented in their actual location in relation to the property. Compass point, measurements and total areas should be considered inaccurate and checked as no guarantee is given to their accuracy. Buyers are strongly advised to take their own measurements and compass bearing.





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