



64, Hawley Drive, Leybourne, West Malling, ME19 5FL  
Offers In Excess Of £425,000



## About this property.....

This 4 bedroom property is ideal for someone looking to move to a family-friendly development with plenty of green open space nearby. The property is beautifully presented throughout and offers spacious open plan living accommodation downstairs. The modern kitchen leads through to the cosy living-dining area with a feature contemporary style log burning stove. The current owners have also added a lovely orangery which leads out onto the garden offering that extra space for an additional living area or play room. Upstairs the bedrooms are a good size with the principle bedroom being larger than average for this style of property. There is also a great en-suite shower room with a vaulted ceiling and Velux windows flooding it with natural light. The rear garden has a decked area and there is parking for two cars at the far end. Commuters will enjoy access to the M20 and West Malling Station which are both approximately 5 minutes' drive away. We expect this fantastic home to generate a lot of interest so recommend you view early to avoid disappointment.

## Situation.....

Leybourne Chase is a modern contemporary development set in the grounds of a former Manor House, There are lots of wide-open spaces for residents to take advantage of including a nature walk and playgrounds around the development. The nearby market town of West Malling offers everything you would expect from a picturesque, rural town. With monthly Farmers Markets and modern, gastro and classic country pubs. Nearby Leybourne has a primary school, shops including a newsagent and general store, a welcoming local pub/restaurant –The Old Rectory – and a Brewers Fayre restaurant and motel. Just 5 miles away, Maidstone offers a wealth of shopping, entertainment and leisure facilities. To the north, the Medway towns of Rochester, Chatham and Gillingham offer even more attractions, including the Charles Dickens Festival in Rochester and the excellent Chatham Historic Dockyard.









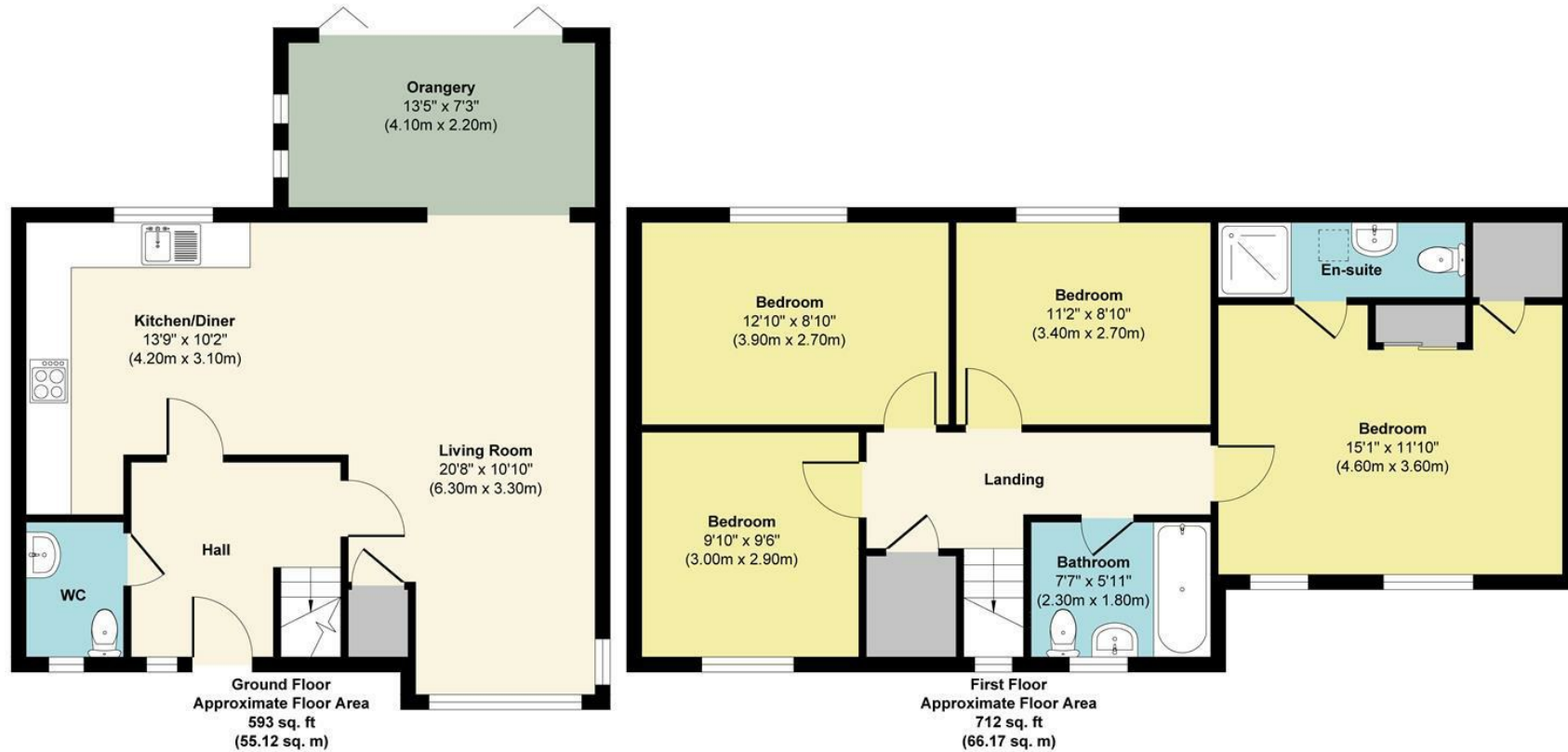




## What the owner says.....

The main draw for us as a place to live, was the location and setting of the development. It is tucked away within woodland and countryside with a very peaceful and attractive trim trail. As well as being ideally located for many walking routes, it has easy access to motorway and mainline rail line services as well as West Malling town centre, which has many lovely pubs and restaurants. The house itself has served us well with four decent sized bedrooms. Adding an additional room with a fully openable frontage downstairs has also brought us many great times in the summer when we been able to open up the house to the garden and decking area

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**Approx. Gross Internal Floor Area 1306 sq. ft / 121.29 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## Agents Notes

Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested.

