

**OVER 60?**

Secure this property  
for up to **59% less!**



**Guide Price**

**£670,000**

**Freehold**

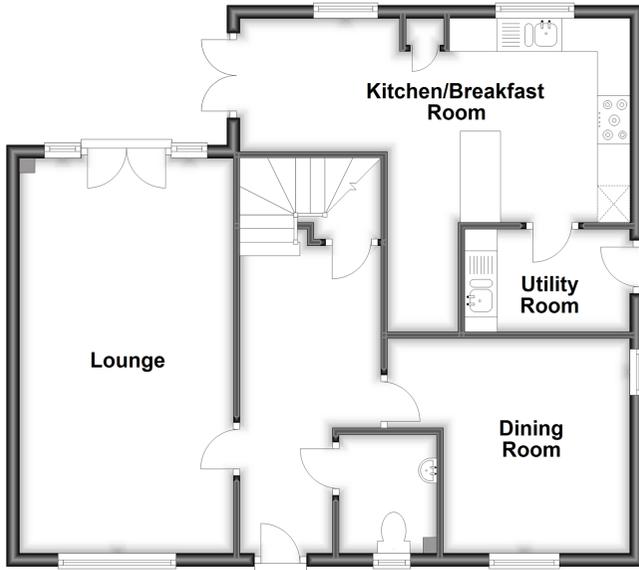
5x  3x  2x 

**Dobson Close, Leybourne, West Malling,  
Kent, ME19**

*Wards*  
Helping you move forwards

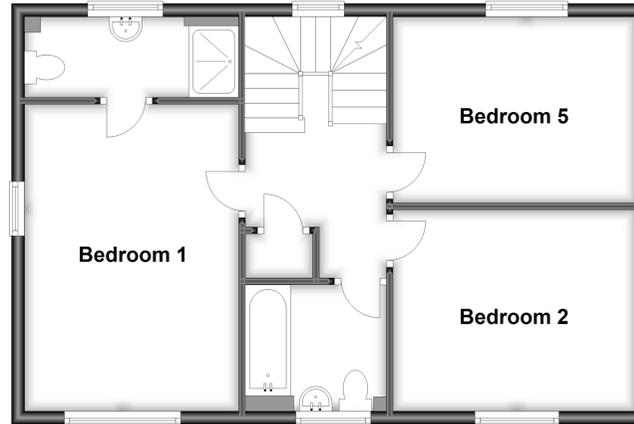
### Ground Floor

Approx. 68.8 sq. metres (740.5 sq. feet)



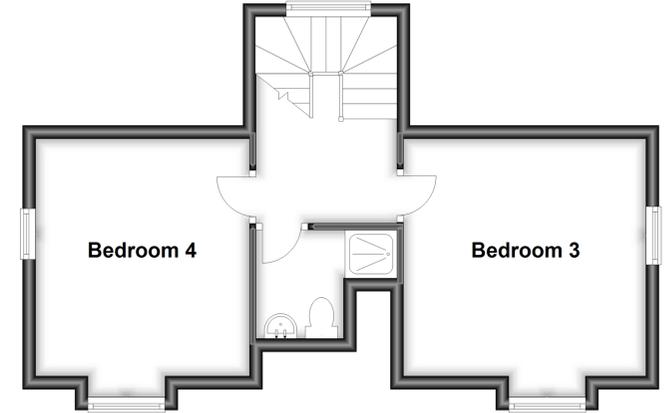
### First Floor

Approx. 56.0 sq. metres (602.7 sq. feet)



### Second Floor

Approx. 36.4 sq. metres (391.8 sq. feet)



## Accommodation

### GROUND FLOOR

- Entrance Hall
- Cloakroom
- Lounge: 19'7 x 10'9 (5.97m x 3.28m)
- Dining Room: 12'2 x 10'7 (3.71m x 3.23m)
- Kitchen/Breakfast Room: 19'2 x 11'0 (5.85m x 3.36m)
- Utility: 8'4 x 5'1 (2.54m x 1.55m)

### FIRST FLOOR

- Landing
- Bedroom 1: 14'10 x 10'8 (4.52m x 3.25m)
- En-Suite Shower Room
- Bedroom 2: 12'3 x 9'11 (3.74m x 3.02m)
- Bedroom 5: 12'2 x 9'4 (3.71m x 2.85m)
- Bathroom

### SECOND FLOOR

- Landing
- Bedroom 3: 12'6 x 11'9 (3.81m x 3.58m)
- Bedroom 4: 13'7 into bay x 10'10 (4.14m x 3.30m)
- Shower Room

### OUTSIDE

- Front & Rear Gardens
- Large Driveway
- Double Garage: 18'0 x 18'0 (5.49m x 5.49m)



## Main features

- One of the most impressive plots within the development
- Detached house with a truly exceptional garden overlooking trees & wildlife
- NHBC guaranteed family home
- Double garage & multi vehicle driveway
- An impressive home to be enjoyed for years to come



### Nearest Schools

Primary Schools: Ryarsh Primary 0.4 miles, Leybourne, St Peter and St Paul C of E Voluntary Aided Primary 0.9 miles, West Malling C of E Voluntary Controlled Primary and Language 1.0 miles  
Secondary Schools: Grange Park School 0.4 miles,



### Transport Information

Train Stations: West Malling 1.3 miles, New Hythe 2.1 miles, East Malling 2.1 miles



### Address

Dobson Close, Leybourne, West Malling, Kent, ME19



### Directions

For directions to this property please contact us.



*Wards*  
Helping you move forwards

Call Kings Hill Branch 01732 22211 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT: B(36) POTENTIAL: B(37)

12404756/20230515/NR/NR