



**Price**  
**£575,000**

**Freehold**

4x  2x  2x 

**Hawley Drive,  
Leybourne, West  
Malling, Kent, ME19**

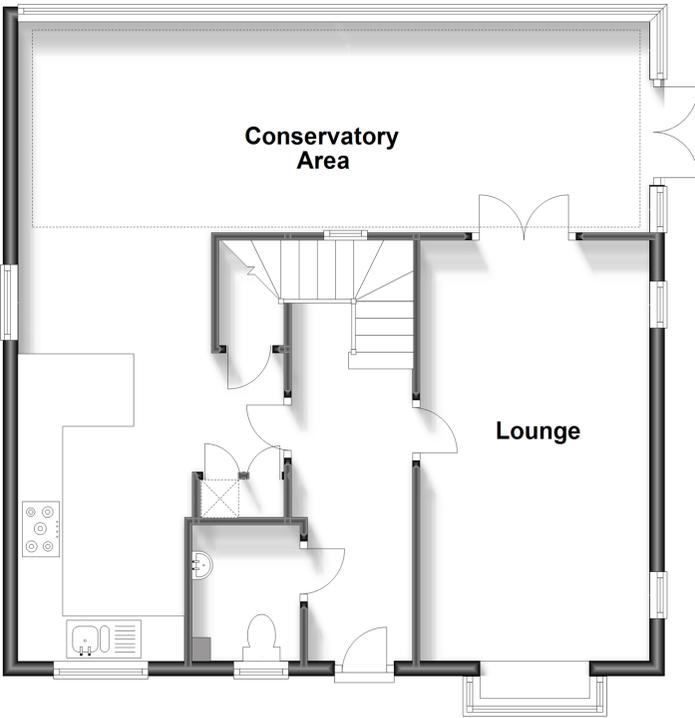
**OVER 60?**

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

*Wards*  
Helping you move forwards

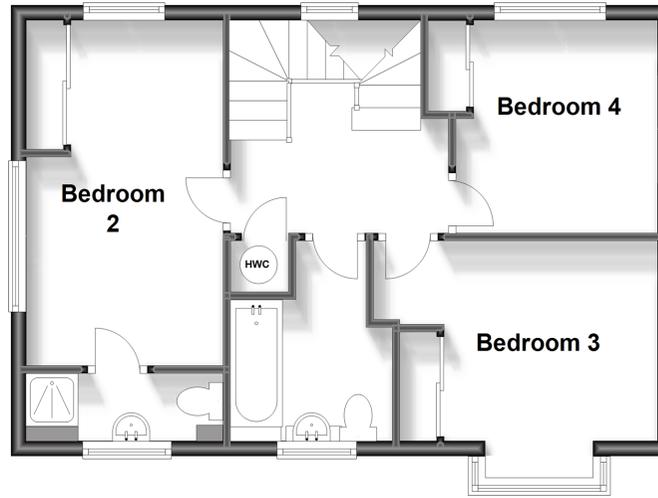
## Ground Floor

Approx. 71.4 sq. metres (768.8 sq. feet)



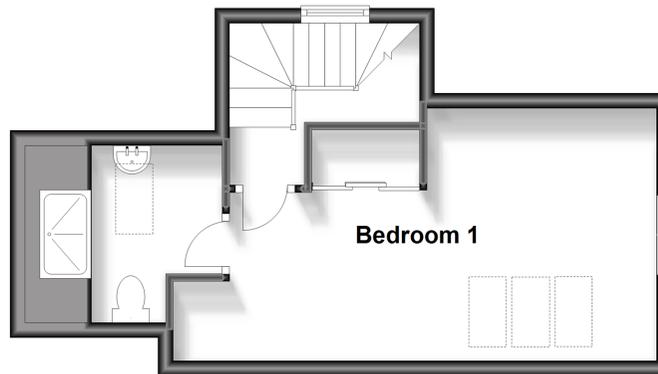
## First Floor

Approx. 47.7 sq. metres (513.4 sq. feet)



## Second Floor

Approx. 29.0 sq. metres (311.9 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Cloakroom

Lounge: 18'4 x 10'2 (5.59m x 3.10m)

Kitchen/Diner: 19'5 x 8'5 (5.92m x 2.57m)

Conservatory Area: 27'7 x 9'1 (8.41m x 2.77m)

### FIRST FLOOR

Landing

Bedroom 2

En-Suite Shower Room

Bedroom 3: 12'2 x 8'6 (3.71m x 2.59m)

Bedroom 4: 10'6 x 9'2 (3.20m x 2.80m)

Bathroom

### SECOND FLOOR

Landing

Bedroom 1: 21'8 x 10'6 (6.61m x 3.20m)

En-Suite Bathroom

### OUTSIDE

Front & Rear Gardens

4 Car Driveway

Garage

Office/Bar



## Main features

- Lovely light, bright & airy modern detached family house
- Garage & large 4 car driveway
- Useful home office/bar garden room
- Secluded sunny aspect rear garden
- Beautiful setting overlooking protected woodland & wildlife



### Nearest Schools

Primary Schools: West Malling C of E Voluntary Controlled Primary and Language 1.3 miles, Offham Primary 1.7 miles, St Katherine's School 1.8 miles  
Secondary Schools: Grange Park School 0.6 miles, The Malling School 2.9 miles, Holmesdale Technology College

### Transport Information

Train Stations: West Malling 1.8 miles, East Malling 3.3 miles, Aylesford 3.5 miles

### Address

Hawley Drive, Leybourne, West Malling, Kent, ME19

### Directions

For directions to this property please contact us.





**Wards**  
Helping you move forwards

Call Kings Hill Branch 01732 222211 ■ [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.

<b>EPC RATING</b> Lightbulb icon   4 bars	<b>CURRENT:</b> C(79)	<b>POTENTIAL:</b> B(88)
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