



**Price**  
**£475,000**

**Freehold**

4x  2x  1x 

**Beadsman Crescent,  
Leybourne, West  
Malling, Kent, ME19**

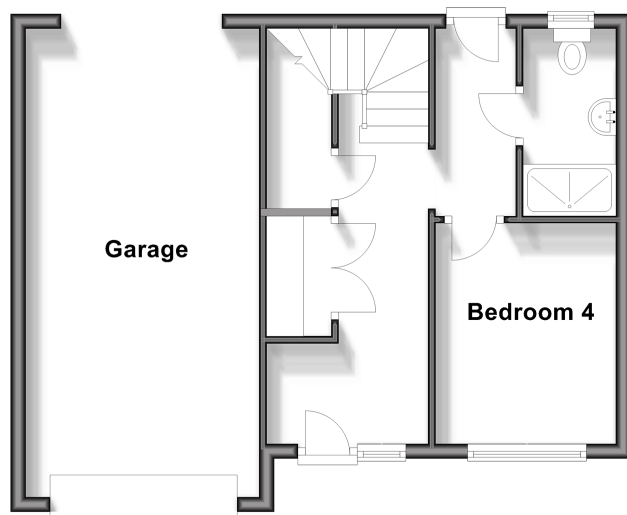
**OVER 60?**

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

*Wards*  
Helping you move forwards

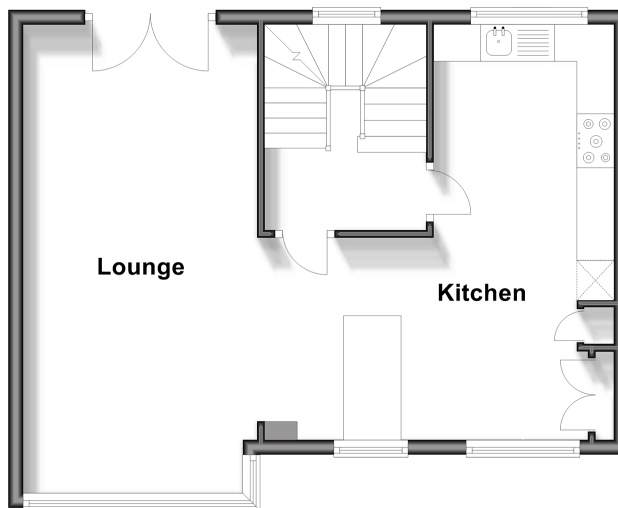
### Ground Floor

Approx. 47.0 sq. metres (506.3 sq. feet)



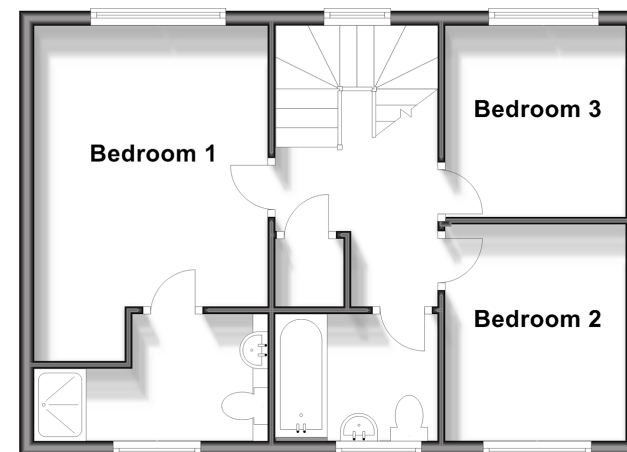
### First Floor

Approx. 47.0 sq. metres (505.6 sq. feet)



### Second Floor

Approx. 44.9 sq. metres (483.6 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall  
Bedroom 4: 9'6 x 7'9 (2.90m x 2.36m)  
En-Suite Shower Room

### FIRST FLOOR

Landing  
Lounge: 20'8 x 10'3 (6.30m x 3.13m)  
Kitchen: 18'3 x 16'6 (5.57m x 5.03m)

### SECOND FLOOR

Landing  
Bedroom 1: 14'8 x 10'5 (4.47m x 3.18m)  
En-Suite Shower Room  
Bedroom 2: 9'7 x 8'3 (2.92m x 2.52m)  
Bedroom 3: 8'4 x 8'3 (2.54m x 2.52m)  
Bathroom

### OUTSIDE

Rear Garden  
Garage & Parking





## Main features

- Improved terraced town house with views over woodlands
- Garage and off road parking
- High specification accommodation can be found throughout
- Close to amenities and excellent schools
- Woodland walks on your doorstep



### 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, Aylesford School - Sports



### Transport Information

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



### Address

Beadsman Crescent, 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.



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