



**Price**  
**£325,000**

**Freehold**

2x  1x  1x 

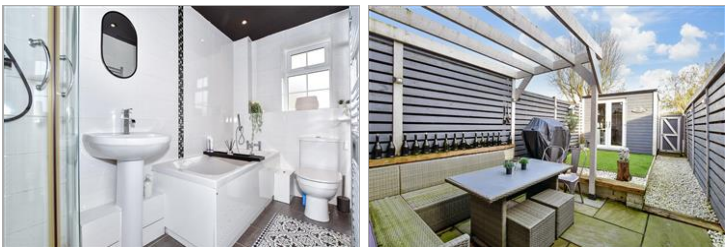
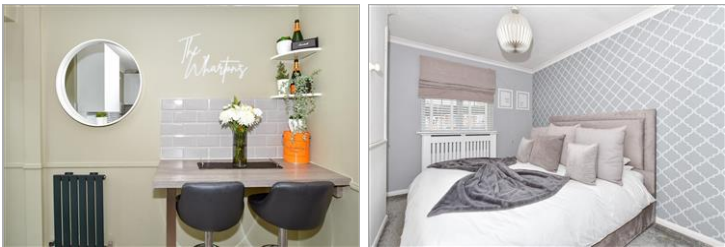
**Copse Hill, Leybourne,  
West Malling, Kent,  
ME19**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Well presented throughout
- Work from home with ease in the garden office
- Lovely kitchen/breakfast area with integrated appliances making cooking a pleasure
- Tucked away in a quiet Close
- Excellent commuter links by road & rail within easy reach

## Accommodation

### GROUND FLOOR

Entrance Porch

Lounge: 14'6 x 11'1 (4.42m x 3.38m)

Kitchen/Breakfast Area: 11'1 x 7'10 (3.38m x 2.39m)

### FIRST FLOOR

Landing

Bedroom 1: 11'4 x 11'1 (3.46m x 3.38m)

Bedroom 2: 7'9 x 6'3 (2.36m x 1.91m)

Bathroom

### OUTSIDE

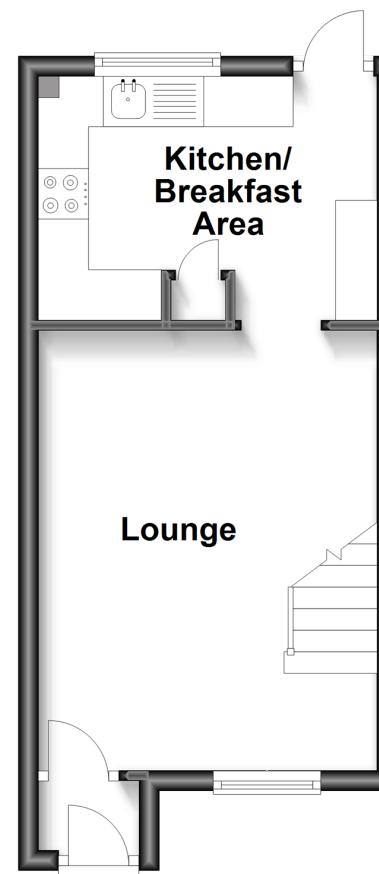
Front & Rear Gardens

Allocated Parking

Garden Office

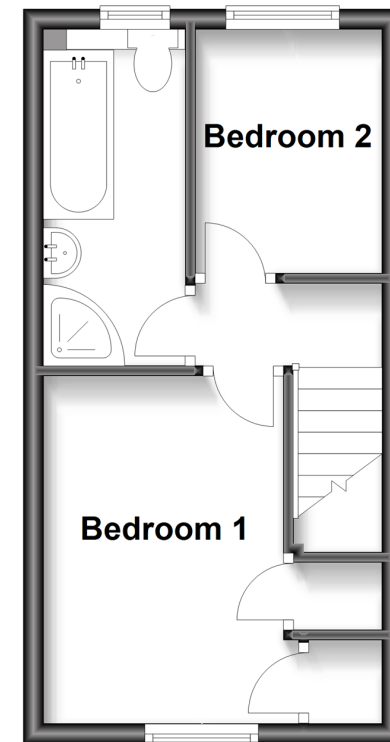
## Ground Floor

Approx. 258.4 sq. feet



## First Floor

Approx. 249.9 sq. feet



**Call Larkfield - 01732 847877 ■ [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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