



**Price**  
**£385,000**

**Freehold**

3x  2x  1x 

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

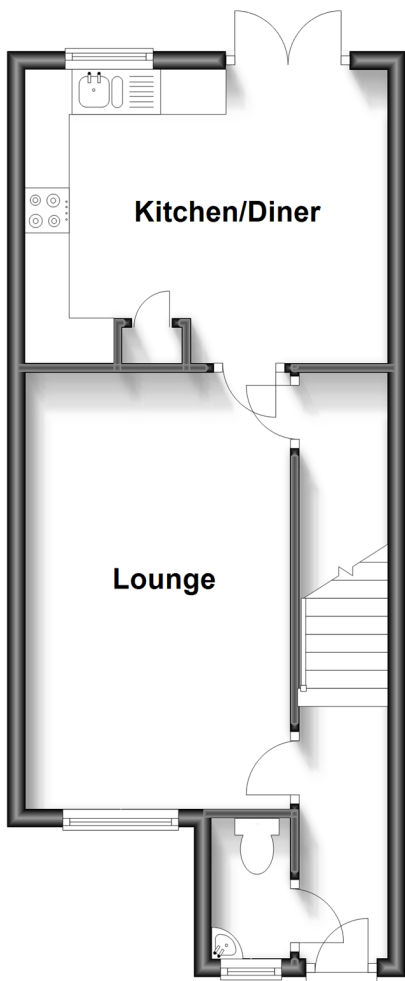
**OVER 60?**

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

**Wards**  
Helping you move forwards

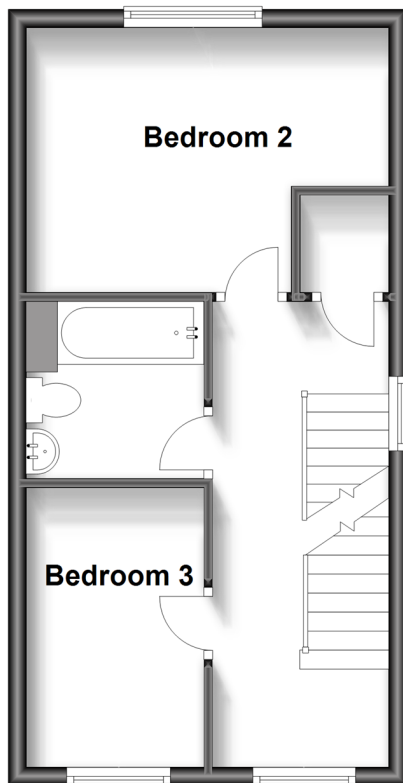
## Ground Floor

Approx. 37.0 sq. metres (397.9 sq. feet)



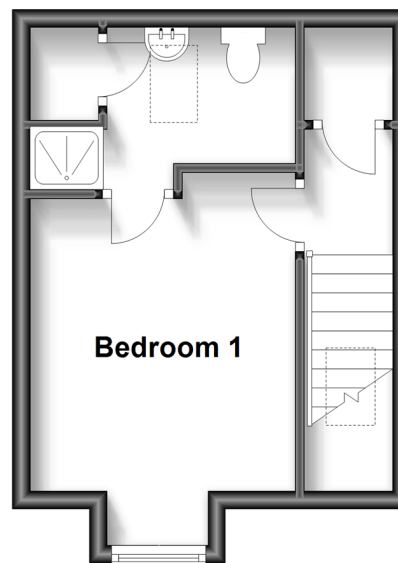
## First Floor

Approx. 34.0 sq. metres (365.7 sq. feet)



## Second Floor

Approx. 22.4 sq. metres (241.0 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Cloakroom

Lounge: 15'9 x 9'10 (4.80m x 3.00m)

Kitchen/Diner: 13'4 x 11'5 (4.07m x 3.48m)

### FIRST FLOOR

Landing

Bedroom 2: 13'3 x 9'7 (4.04m x 2.92m)

Bedroom 3: 10'1 x 6'7 (3.08m x 2.01m)

Bathroom

### SECOND FLOOR

Landing

Bedroom 1: 12'7 x 9'10 (3.84m x 3.00m)

En-Suite Shower Room

### OUTSIDE

Front & Rear Gardens

2 Allocated Parking Spaces





## Main features

- Ideal home for a growing family set in a lovely cul-de-sac location with good schools close by
- Sociable kitchen/diner - great for entertaining
- Handy ground floor cloakroom
- No parking worries with 2 allocated spaces
- Excellent commuter links - walk to West Malling rail station or hop onto the M20.



### Nearest Schools

Primary Schools: Leybourne, St Peter and St Paul C of E Voluntary Aided Primary 0.3 miles, St James the Great Primary and Nursery School 0.3 miles, More Park Catholic Primary 0.5 miles



### Transport Information

Train Stations: West Malling 0.8 miles, East Malling 0.9 miles, New Hythe 1.4 miles



### Address

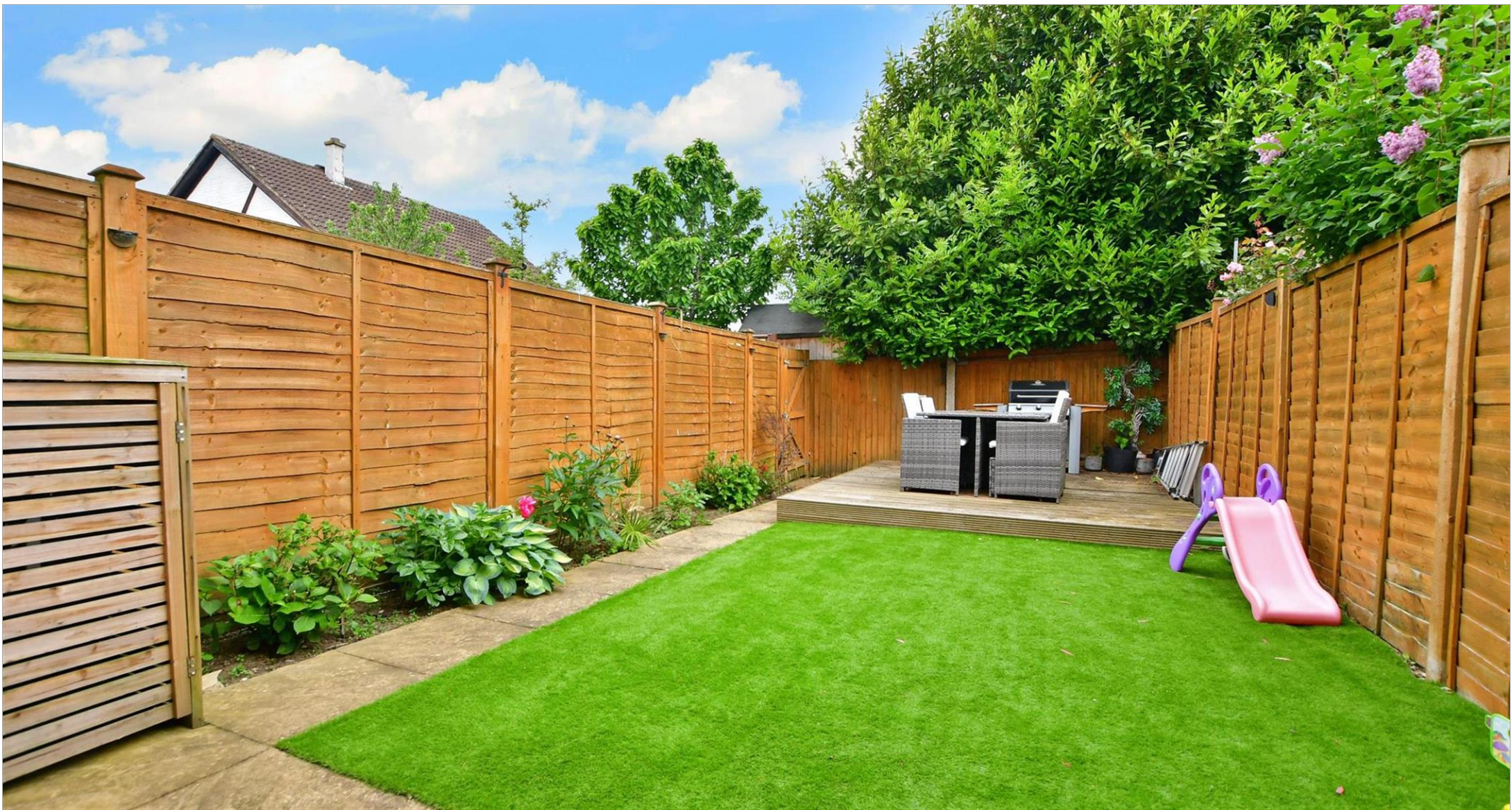
Pinewood Close, Leybourne, West Malling, Kent, ME19



### Directions

For directions to this property please contact us.





**Wards**  
Helping you move forwards

Call Larkfield Branch 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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