



76 HAWLEY DRIVE, LEYBOURNE CHASE, WEST MALLING,  
KENT, ME19 5FL

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 **Hillier**  
Reynolds

# £395,000

## FREEHOLD

Beautifully presented three bedroom semi-detached house with driveway for two cars.

Master bedroom with en suite shower room.

Private, low maintenance rear garden with summer house and patio area.





This modern and beautifully presented 3 bedroom semi-detached family home was built 2013 and has been well-maintained and improved by the current owners.

The house is situated on the popular Leybourne Chase development found near West Malling. The home is located at the popular latter phase of the development and is very popular with families. There is a good nursery and primary school within walking distance and nearby buses that service all of the local grammar schools, both in Maidstone and Tonbridge. The extensive grounds provide lots of leisure activities, having its own Woodland trim trail, sports field and a walled garden where you can picnic or have some quiet time. The picturesque village of West Malling is within one mile and offers a range of shops, pubs and acclaimed restaurants. For those who commute, the train station at West Malling provides a frequent service into London and the M20/26 motorways are within a few minutes' drive.

The house has been kept to an impeccable standard by the current owners and this is evident from the moment you step inside the large Entrance Hall. The open plan L shaped Lounge and Kitchen/Diner is tastefully decorated in warm neutral colours. This relatively new build home has been injected with some wonderful cottage style features including a stunning oak fireplace with log burner as the central focal point of the Lounge area. Wooden shutters are fitted at most of the windows. The Kitchen/Diner has integrated high specification appliances as well as Amtico flooring. There are French doors leading directly out to the low maintenance garden that has a generous paved patio area as well as a useful summer house and decked area. Some of the garden is laid to lawn and there are flower borders with mature plants and climbers providing privacy as well as beautiful flowers in the summer. A gate leads to the paved driveway with parking for two cars. A large cloakroom completes the downstairs accommodation.

Upstairs are 3 stylishly decorated, generous sized Bedrooms, 2 of them being doubles. Both Bedroom two and three have dual aspect windows allowing plenty of natural light in. The Master Bedroom overlooks the garden and has its own En-suite Shower room. The Family Bathroom is modern and well fitted. There is a large cupboard on the landing providing storage.

We are expecting a high level of interest in this home and early viewing is recommended to avoid disappointment.

# ACCOMODATION

## Entrance Hallway

## Lounge

10'0" (3.05m) x 10'10" (3.30m) reducing to 7'8" (2.34m)

## Kitchen/Diner

24'6" (7.47m) x 9'01" (2.77m) increasing to 11'5" (3.48m)

## Cloakroom

## First Floor

## Landing

## Master Bedroom

12'11" (3.94m) x 8'5" (2.57m)

## En-suite

## Bedroom 2

11'5" (3.48m) x 8'5" (2.57m)

## Bedroom 3

8'11" (2.72m) x 7'7" (2.31m)

## Bathroom

8'8" (2.64m) x 5'11" (1.80m)

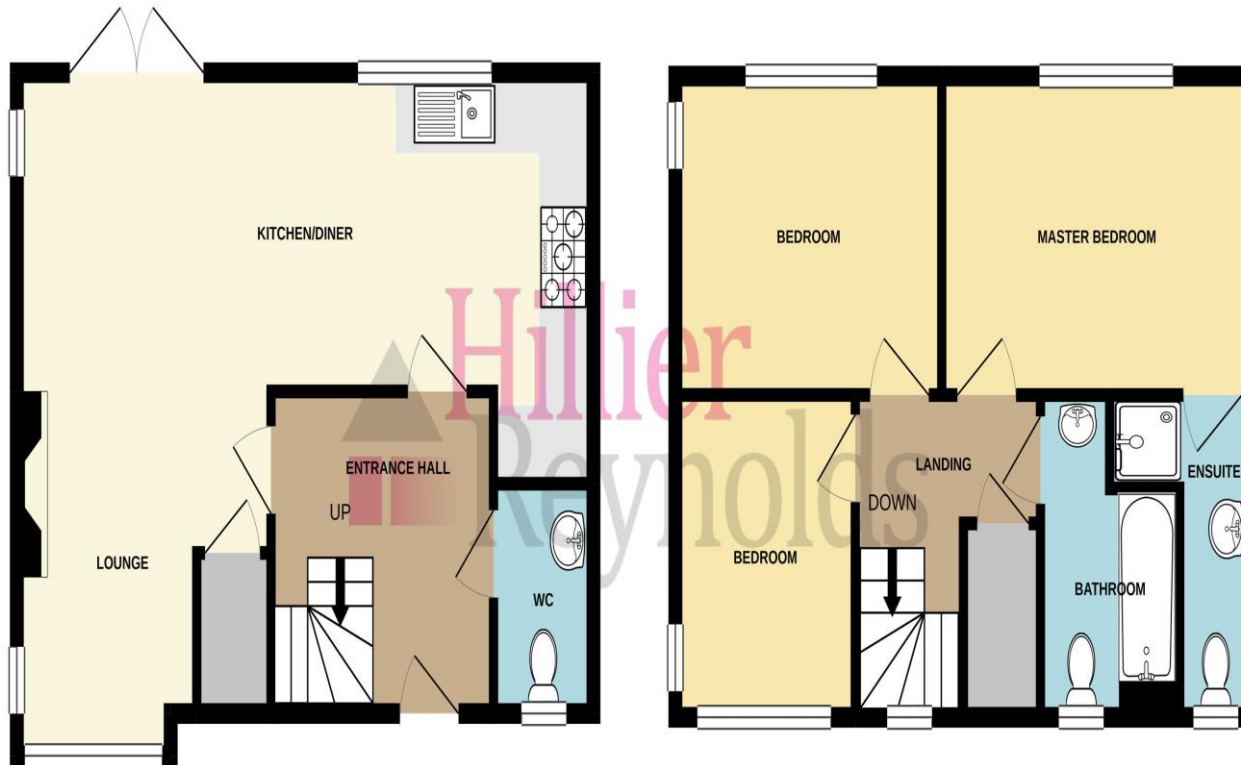
## Outside

Low maintenance rear garden with paved patio area. Summer house with decked area. Small area of lawn with flower beds stocked with mature flowers and shrubs. Wood store for log burner. Gate leading to:

Driveway with parking for two cars.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Helpful Information

Buying a home is a big commitment and we therefore recommend that you visit the following websites for more helpful information about the property before proceeding:

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)

[www.landregistry.gov.uk](http://www.landregistry.gov.uk)

<http://list.english-heritage.org.uk>

[www.fensa.org.uk](http://www.fensa.org.uk)

[www.gov.uk/green-deal-saving-measures](http://www.gov.uk/green-deal-saving-measures)

[www.lpoc.co.uk](http://www.lpoc.co.uk) (for listed homes)

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

## Route to View

From our office in Borough Green proceed east towards West Malling on the A25 Maidstone Road. Go straight over the roundabout at Seven Mile Lane heading towards West Malling on the A20. After approximately 2 miles turn left into Leybourne Chase. The property can be found on the right hand side as denoted by our For Sale board.

For more information or to arrange an appointment to view, please contact us on:

01732 884422

[enquiries@hillier-reynolds.co.uk](mailto:enquiries@hillier-reynolds.co.uk)

[www.hillier-reynolds.co.uk](http://www.hillier-reynolds.co.uk)

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