

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2021. Produced for Simon Miller & Company. REF: 741202



Approximate Area = 1468 sq ft / 136.4 sq m (includes garage)
 Outbuilding = 60 sq ft / 5.5 sq m
 Total = 1528 sq ft / 141.9 sq m

Orpin Avenue, Leybourne, West Malling, ME19

Offers Over £550,000
EPC RATING: B

1 Orpin Avenue, Leybourne, ME19 5FS

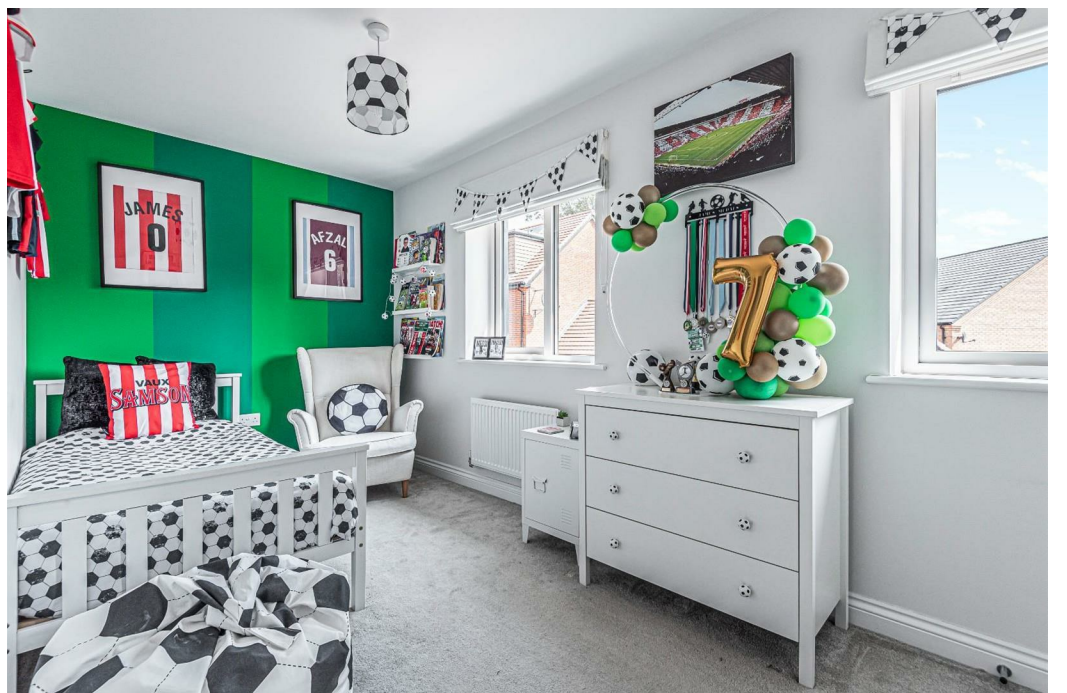




An IMMACULATELY presented four bedroom detached family home situated on the popular Leybourne Chase development and backing on to local woodland and playing fields. The property benefits from separate living and dining rooms, a kitchen/breakfast room plus a downstairs w/c. There are four bedrooms to the first floor, an en-suite to master and a family bathroom. To the exterior is an enclosed rear garden with an office/shed and a driveway and garage to side. All in all, a fabulous package that must be viewed internally to fully appreciate the benefits of this lovely home.

MATERIAL INFORMATION

Freehold
Council Tax Band F
EPC Report B



• A Four Bedroom Detached Family Home • Sought After Leybourne Chase Development • Own Driveway and Detached Garage • Good Sized Enclosed Rear Garden with Office/Shed • Separate Lounge and Dining Rooms • MUST VIEW INTERNALLY

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

777, LONDON ROAD, AYLESFORD, KENT, ME20 6DE | 01732 875706 | LARKFIELDSALES@SIMONMILLER.CO.UK