



## Woodlea

Leybourne, West Malling ME19 5QY

- Extended Three Bedroom End Terraced Home
- Boasting In Excess Of 1050 SqFt Of Living Accommodation
- Popular 'Leybourne Village' Location
  - West Facing Rear Garden
- Master Bedroom With En-Suite
- Two Reception Rooms
- Private Driveway
- GUIDE PRICE: £350,000-£375,000

**Guide Price £350,000 Freehold**

Local Authority  
Council Tax Band C  
EPC Rating C



## Woodlea, Leybourne, West Malling, ME19

Approximate Area = 1072 sq ft / 99.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2024. Produced for Simon Miller & Company. REF: 1219314

### Malling Office

777 London Road, Larkfield, Aylesford,  
Kent, ME20 6DE

### Contact

01732 875706  
larkfieldsales@simonmiller.co.uk  
<https://simonmiller.co.uk/>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

