



## Bluegown Avenue

Leybourne Chase, West Malling ME19 5FN

- GUIDE PRICE: £230,000-£250,000
  - FREEHOLD
- Well Maintained Interior
- A ONE Bedroom COACH HOUSE
  - A GARAGE directly below
  - Sought After Leybourne Chase

**Guide Price £230,000 Freehold**

Local Authority  
Council Tax Band  
EPC Rating



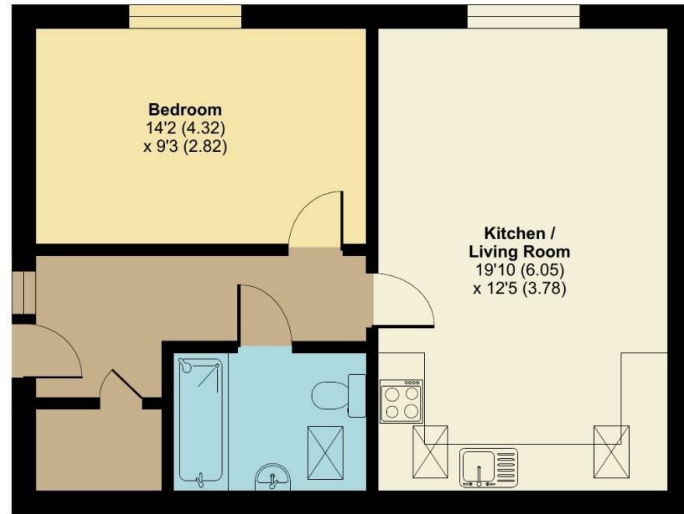
## Bluegown Avenue, Leybourne, West Malling, ME19

Approximate Area = 527 sq ft / 49 sq m

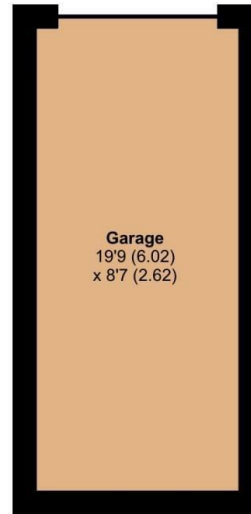
Garage = 161 sq ft / 14.9 sq m

Total = 688 sq ft / 63.9 sq m

For identification only - Not to scale



GROUND FLOOR



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3cheom 2025. Produced for Simon Miller & Company. REF: 1239050

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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.

