



## Derby Drive

Leybourne Chase, West Malling ME19 5FJ

- GUIDE PRICE: £400,000-£425,000
- Quality Improvements and Upgrades Within
- Popular Leybourne Chase Development
- MUST VIEW INTERNALLY
- Immaculate Extended FOUR Bedroom Home
  - Large Shed/Parking Space to Rear
- TWO En-suites, Bathroom and Downstairs w/c

**Guide Price £400,000 Freehold**

Local Authority  
Council Tax Band D  
EPC Rating C

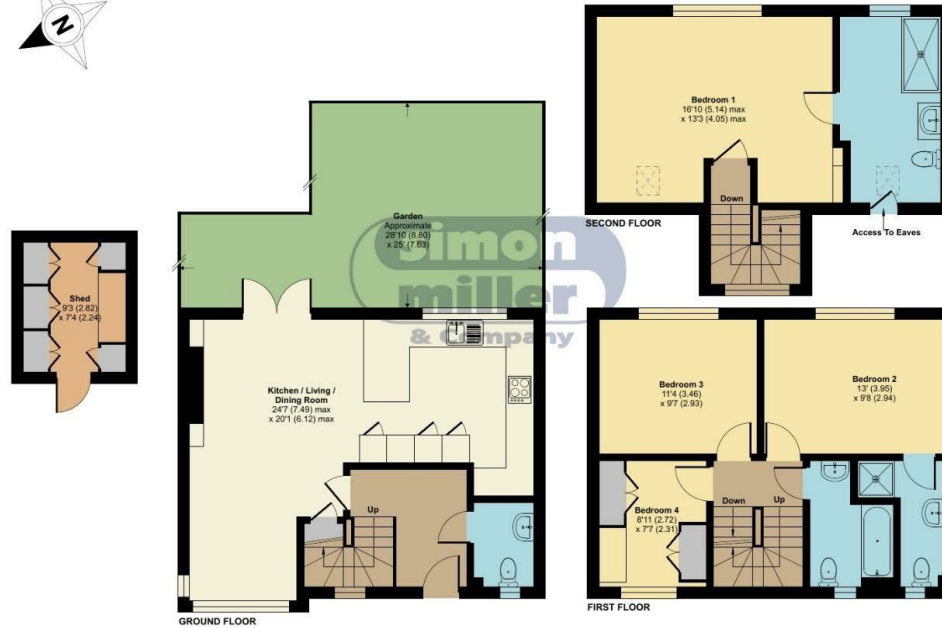
## Derby Drive, Leybourne, West Malling, ME19

Approximate Area = 1310 sq ft / 121.7 sq m

Outbuilding = 68 sq ft / 6.3 sq m

Total = 1378 sq ft / 128 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). © nichecom 2025. Produced for Simon Miller & Company. REF: 1243626

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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.

