



## Baywell

Leybourne, West Malling ME19 5QQ

- GUIDE PRICE: £475,000-£499,995
- Three Bedroom Double-Storey Extended Semi-Detached Home
- Impressive Open Plan Kitchen/Diner With Bi-Fold Doors
- Large Master Bedroom With En-Suite
- Flexible Family Accommodation
- Prime Leybourne Location
- Private Driveway & Garage
- Quiet Cul-De Sac

**Guide Price £475,000 Freehold**

Local Authority  
Council Tax Band E  
EPC Rating C

## Baywell, Leybourne, West Malling, ME19

Approximate Area = 1441 sq ft / 133.8 sq m  
Garage = 67 sq ft / 6.2 sq m  
Total = 1508 sq ft / 140 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). © n3cheom 2025. Produced for Simon Miller & Company. REF: 1248223

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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.

