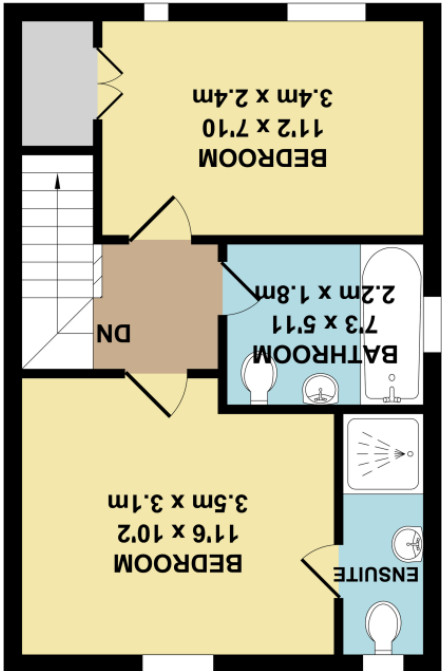


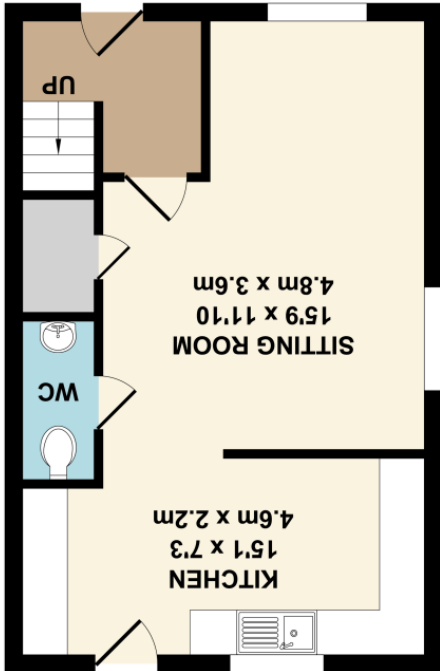
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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TOTAL APPROX. FLOOR AREA 688 SQ.FT. (63.90 SQ.M.)

FIRST FLOOR  
APPROX. FLOOR AREA  
344 SQ.FT.  
(31.95 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR AREA  
344 SQ.FT.  
(31.95 SQ.M.)



31 Derby Drive, Leybourne Chase, Kent, ME19 5FJ

GUIDE PRICE: £325,000-£350,000  
EPC RATING: C







**An immaculately presented and improved two bedroom end of terrace home situated on the ever popular Leybourne Chase development. The owners have recently upgraded their home and it is presented in 'show home' condition. There are some extra salient features including:- three toilets, 2 double bedrooms, re-fitted kitchen appliances, plus a utility area, new flooring and a new en-suite, to name but a few. The wonderful village of West Malling is but a short drive away and offers, a range of shops, restaurants, pubs and a mainline station. This is a lovely property and **MUST BE VIEWED** internally.**

**Freehold  
EPC: C  
Council Tax: D  
Service Charge: £700 p/a  
Full Fibre Broadband Available Now**



- **TWO DOUBLE BEDROOMS**
- **IMMACULATE PRESENTATION THROUGHOUT**
- **FIRST FLOOR BATHROOM WITH A WINDOW**

- **INTEGRATED KITCHEN WITH A UTILITY AREA**
- **ENCLOSED REAR GARDEN**
- **PARKING SPACE TO FRONT**

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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.

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