



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

GUIDE PRICE: £325,000-£350,000

EPC RATING: C





An immaculately presented two bedroom semi-detached home situated on the ever popular Leybourne Chase development. The current owners have extended their home to create an open plan living space which is flooded with natural light. The home also benefits from 3 toilets, 2 double bedrooms, modern kitchen, and well presented rear garden with side access to the car port. 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
Council Tax: D
EPC: C
Service Charge: £616.66 p/a
Full Fibre Broadband Available Now**



- **Extended Semi-Detached Home**
- **Two Double Bedrooms**
- **Car Port Parking**

- **Enclosed Rear Garden**
- **IMMACULATE Presentation Throughout**
- **Sought After Leybourne Chase**

TAKE A LOOK AT: WWW.SIMONMILLER.CO.UK

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.

777-779 LONDON ROAD, LARKFIELD, AYLESFORD, KENT, ME20 6DE | 01732 875 706 | LARKFIELDSALES@SIMONMILLER.CO.UK

TH2965160825
MR0856/180615/050815/051015LE