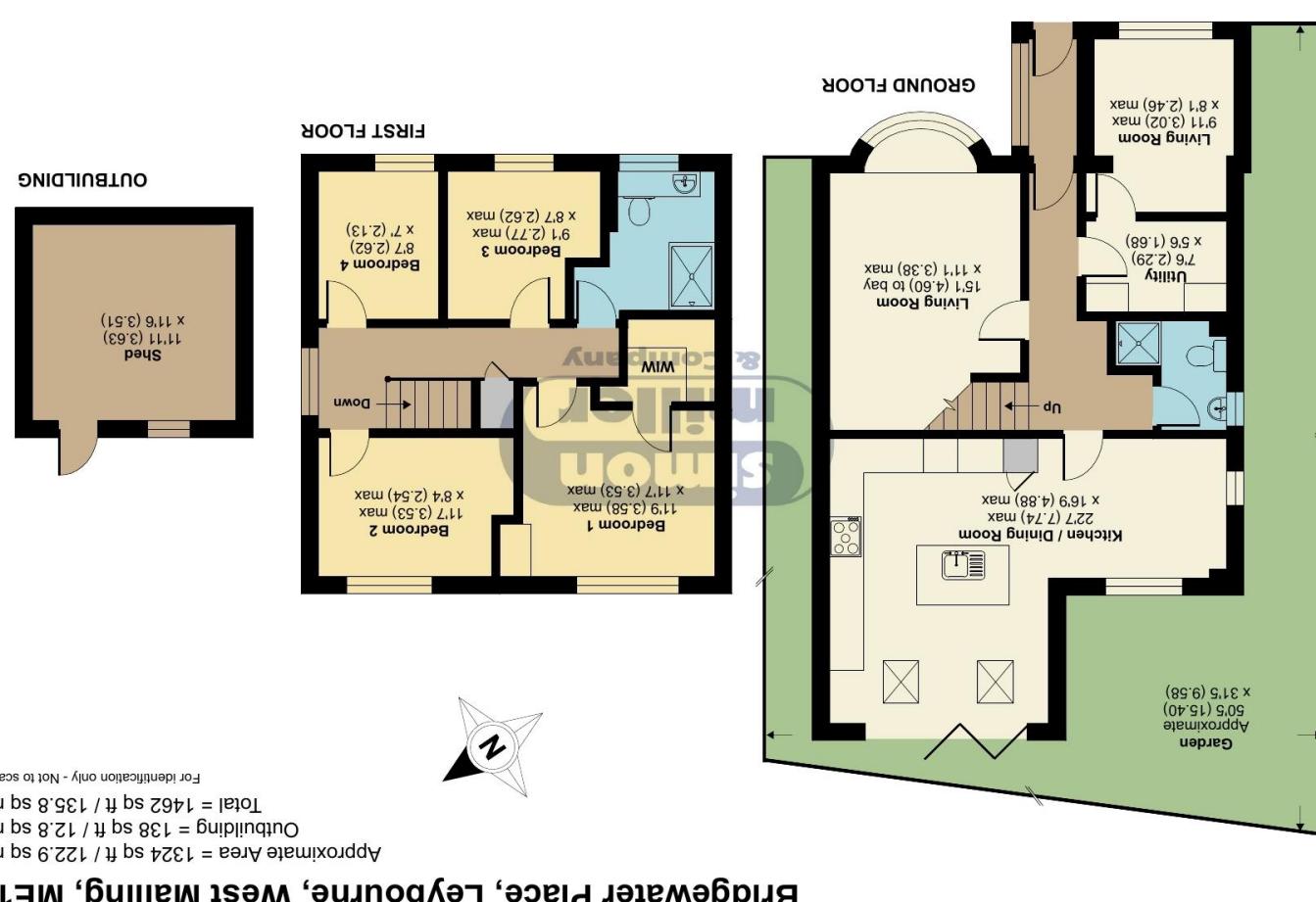


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Bridgewater Place, Leybourne, West Malling, ME19

96 Bridgewater Place, Leybourne, Kent, ME19 5QX

GUIDE PRICE: £575,000-£600,000

EPC RATING: C





Chain-Free – An Extended Four-Bedroom Detached Family Home in Prime Leybourne Village

Backing directly onto the school playing fields, this beautifully presented chain-free detached home enjoys one of Leybourne's most desirable positions. Set within a peaceful village location yet close to West Malling's vibrant high street and superb transport links, it's an ideal purchase for families seeking space, convenience, and a true community atmosphere. To the front, a generous paved driveway provides off-road parking for multiple vehicles. The current owners have invested significantly in the property, including brand-new UPVC windows and front doors, one of many upgrades that enhance both the style and efficiency of the home. Stepping inside, the spacious entrance hall immediately sets the tone. To one side is the former garage, now cleverly converted to offer flexible additional living space—perfect as a playroom, snug, home office or guest room. A stud wall creates a separate utility area, keeping laundry and household tasks neatly away from the main kitchen. The front lounge features a charming bay window that floods the room with natural light, creating a warm and inviting environment. The ground floor also benefits from a downstairs WC with a shower—ideal for guests or busy mornings before school and work. The heart of the home is undoubtedly the extended open-plan kitchen/dining room. Modern, sleek, and thoughtfully designed, it boasts a central island, extensive worktop space and storage. Velux roof windows and wide bi-folding doors allow sunlight to pour in, creating a bright, airy, sociable space perfect for family living and entertaining. The west-facing rear garden enjoys the afternoon and evening sun and offers a low-maintenance outdoor area laid to lawn with patio borders—ready for summer barbecues or simply relaxing outdoors. Upstairs, the home offers four generous bedrooms and a large family bathroom. The master bedroom features a walk-in wardrobe, which could be converted back to an en-suite if desired—giving future owners excellent flexibility.

Leybourne Village remains one of the area's most sought-after locations. Known for its friendly community feel, attractive surroundings and access to parks, lakes, and walking routes, it combines rural charm with everyday convenience. Highly regarded local schools are within easy reach—one directly behind the property—while nearby West Malling offers boutique shops, restaurants, cafés, and a mainline station with fast connections to London. Road links to the M20 and M25 make commuting effortless.

Freehold
EPC: C
Council Tax: E
Full Fibre Broadband Available Now



- **Chain Free!!**
- **Prime Leybourne Location**
- **Open Plan Extended Kitchen / Diner With Bi-Fold Doors**

- **Separate Utility Room**
- **West Facing Rear Garden**
- **Large Driveway**

AM46U615U126L

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 for 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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