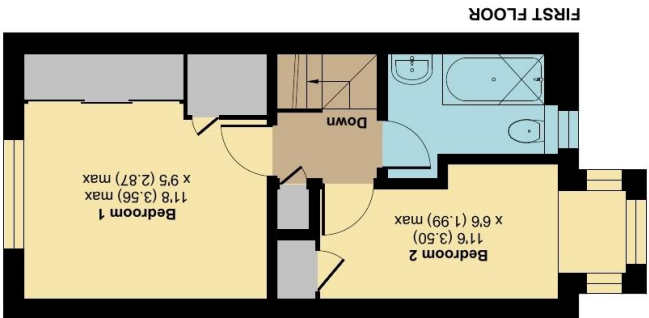
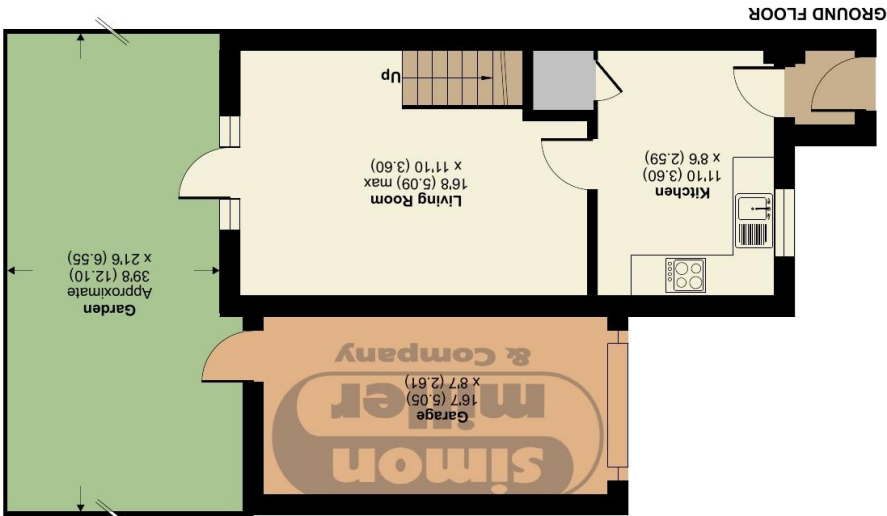


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Simon Miller & Company. REF: 1406679



Approximate Area = 637 sq ft / 59.1 sq m
Garage = 142 sq ft / 13.1 sq m
Total = 779 sq ft / 72.2 sq m

For identification only - Not to scale

Willowmead, Leybourne, West Malling, ME19

GUIDE PRICE: £325,000
EPC RATING: D

42 Willowmead, Leybourne, Kent, ME19 5RE





Chain-Free Two Bedroom End-of-Terrace Home — Willowmead, Leybourne Village

Tucked away in the peaceful cul-de-sac of Willowmead, this charming two-bedroom end-of-terrace home offers an excellent opportunity for buyers looking to put their own stamp on a property. Although requiring some modernisation, the home has been exceptionally well cared for and is perfectly suited to first-time buyers, downsizers or investors alike.

To the front, the property benefits from its own private driveway and garage, providing convenient parking and additional storage.

Internally, you are welcomed via an entrance porch leading into the ground floor accommodation. The layout includes a well-proportioned kitchen, useful under-stairs storage, and a bright and airy living room with doors opening directly onto the rear garden – ideal for entertaining or relaxing.

Upstairs, you'll find a spacious master bedroom with built-in storage, a second bedroom also complete with storage solutions, and a family bathroom.

One of the home's standout features is the larger-than-average south-facing rear garden, offering both patio and lawn areas bordered by mature shrubs. The garden also provides direct access to the garage, adding further practicality.

Leybourne is a highly sought-after village known for its friendly community feel, attractive surroundings, and excellent local amenities. Residents enjoy beautiful lakes and country walks on the doorstep, as well as a village hall, local pub, convenience stores, and well-regarded schools. The nearby historic town of West Malling provides boutique shops, cafés, and restaurants, while superb transport links include West Malling station with frequent services to London and easy access to the M20, making the area perfect for commuters.

Freehold
EPC: D
Council Tax: C
Full Fibre Broadband Available



- CHAIN FREE
- SOUTH FACING REAR GARDEN
- PRIVATE DRIVEWAY & GARAGE

- MASTER BEDROOM WITH BUILT IN WARDROBE'S
- POPULAR LEYBOURNE VILLAGE LOCATION
- QUIET CUL-DE-SAC

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

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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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