

Approximate Area = 506 sq ft / 47 sq m  
For identification only - Not to scale

**Roundhay, Leybourne, West Malling, ME19**

**29 Roundhay, Leybourne, Kent, ME19 5QF**

**GUIDE PRICE: £300,000 - £325,000**

**EPC RATING: D**

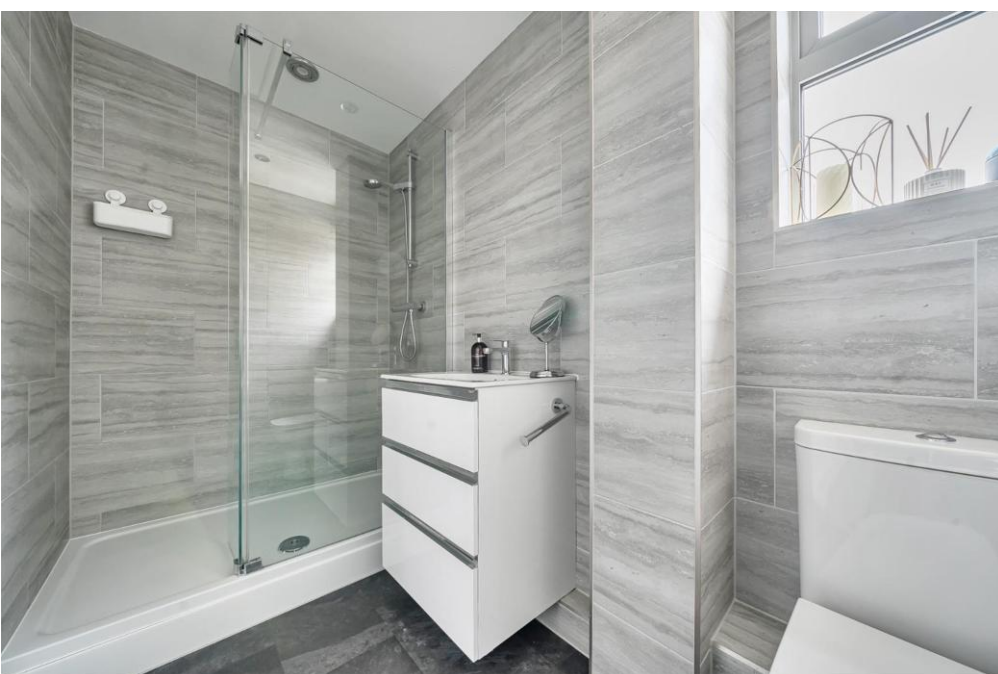




**DECLARATION OF INTEREST:** In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a person of interest in the sale of this property. The property is being sold by a member of staff of Simon Miller & Company.

Located on the ever-popular Roundhay development, this beautifully presented two-bedroom end-of-terrace home offers stylish, modern living with the added benefit of generous parking and a larger-than-average plot. To the front of the property, there is a private driveway providing off-road parking for one vehicle, while a second driveway to the side offers space for two additional cars—an excellent and rare feature for a home of this type. Upon entering, the property immediately impresses with its bright and airy feel, complemented by a modern and contemporary finish throughout. The home is truly move-in ready, ideal for buyers looking for a seamless transition. The ground floor has been thoughtfully designed with an open-plan layout, perfect for both everyday living and entertaining. To the rear, the kitchen/diner is well presented and fitted with integrated appliances including a dishwasher, gas hob, and oven. There is an abundance of storage with sleek soft-close drawers, and the boiler is conveniently located within the kitchen. French doors open out onto the garden, allowing natural light to pour in and creating a wonderful connection between indoor and outdoor spaces. Upstairs, the property continues to impress with a recently fitted, modern walk-in shower room. The master bedroom is a well-proportioned double, while the second bedroom is a single room featuring built-in storage—ideal for use as a home office, nursery, or guest space. Externally, the rear garden is a standout feature, benefiting from the end-of-terrace position to provide a larger-than-average outdoor space. The garden has been thoughtfully arranged with a decking area, patio, and lawn—perfect for relaxing, entertaining, or family enjoyment. The property is situated in the desirable village of Leybourne, perfectly positioned near the historic market town of West Malling. The area is highly regarded for its blend of countryside charm and modern convenience, offering a range of local amenities, supermarkets, cafés, and restaurants. Excellent transport links are close by, including mainline rail services into London from West Malling, as well as easy access to the M20, making it ideal for commuters. The surrounding area also boasts scenic walks, leisure facilities, and a strong sense of community, making it a fantastic place to call home.

Freehold  
Council Tax Band C  
EPC Rating D  
Full Fibre Broadband Available



- MODERN & CONTEMPORARY THROUGHOUT
- DRIVEWAY FOR THREE CARS
- BRIGHT OPEN PLAN LAYOUT
- KITCHEN / DINER WITH INTEGRATED APPLIANCES

- LARGER THAN AVERAGE REAR GARDEN
- RECENTLY FITTED MODERN WALK-IN SHOWER ROOM
- DECKING, PATIO & LAWN AREAS
- CLOSE TO WEST MALLING WITH SHOPS, RESTAURANTS & MAINLINE

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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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