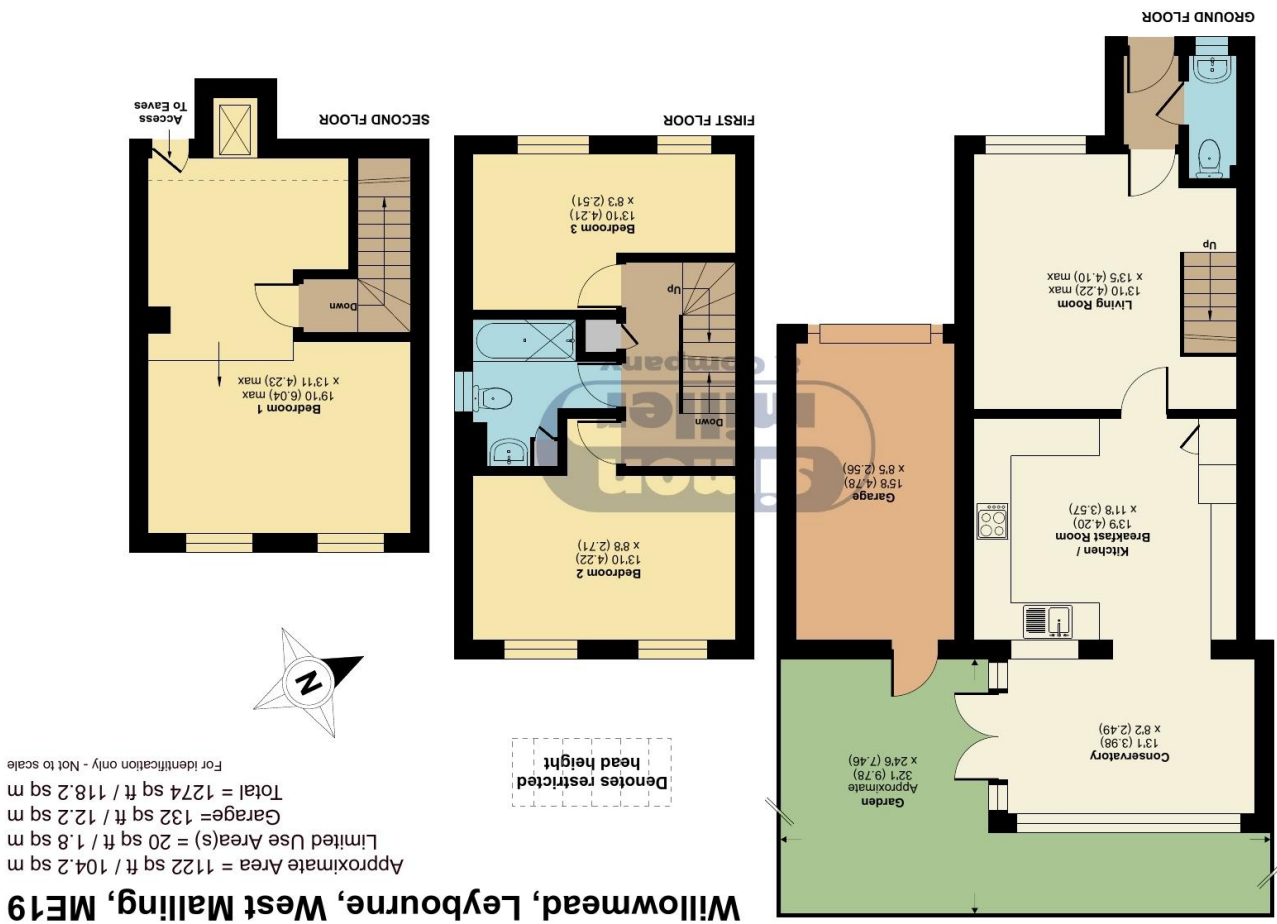


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchroom 2025. Produced for Simon Miller & Company. REF: 1375253



62 Willowmead, Leybourne, Kent, ME19 5RE

GUIDE PRICE: £400,000-£425,000

EPC RATING: C





A beautifully presented, contemporary three double bedroom semi-detached home, located in the highly sought-after Willowmead area of Leybourne, West Malling. Finished to a modern standard throughout, this property is move-in ready and offers versatile accommodation ideal for family life.

The home opens into a welcoming entrance porch, leading to a convenient downstairs W/C. The cosy living room provides a comfortable space for relaxation, while to the rear, the recently fitted modern kitchen/breakfast room features integrated appliances, including an induction hob, and opens seamlessly into the conservatory. This bright and flexible space is perfect for entertaining or enjoying family life.

Upstairs, there are two double bedrooms, accompanied by a modern family bathroom, in keeping with the rest of the home, which includes a bath with an over-bath shower. The loft has been thoughtfully converted to create a spacious master bedroom, offering a versatile space suitable for a master suite or a home office.

Outside, the property benefits from a generous rear garden laid mainly to lawn with a decking area, ideal for outdoor dining and relaxation. To the front, a driveway provides off-road parking, complemented by a garage for additional storage or parking.

Leybourne, West Malling, is a desirable village that combines rural charm with convenient amenities. Residents enjoy excellent access to local schools, shops, and transport links, including the nearby M20 motorway and West Malling train station, making it ideal for commuters. This property combines modern living with flexible accommodation across three floors, making it a perfect family home in a popular location.

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



- **THREE DOUBLE BEDROOMS, INCLUDING LOFT CONVERSION**
- **MODERN BATHROOM WITH SHOWER & BATH**
- **COSY LIVING ROOM**

- **MODERN FITTED KITCHEN/BREAKFAST ROOM WITH INTEGRATED APPLIANCES**
- **DRIVEWAY AND GARAGE**

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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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