



Ibbett Mosely

Grange Close, Leybourne, West Malling ME19 5HU
Offers In Excess Of £650,000



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SEMI DETACHED FAMILY HOME WITH FOUR DOUBLE BEDROOMS AND EXCELLENT LIVING ACCOMODATION, ENCLOSED REAR GARDEN AND PRIVATE DRIVEWAY LOCATED IN A HIGHLY SOUGHT AFTER PRIVATE CUL-DE-SAC JUST A SHORT WALK FROM WEST MALLING HIGH STREET.

THE PROPERTY HAS POTENTIAL FOR FURTHER EXTENSION, SUBJECT TO APPROPRIATE PLANNING PERMISSIONS.

- Semi-Detached Family Home
- Four Double Bedrooms
- Master with En Suite
- Sitting Room
- Large Kitchen / Dining Area
- Ground Floor Bedroom & Shower Room
- Enclosed Rear Garden
- Private Driveway
- Desirable Private Cul-de-Sac Location

Fabulous extended family home with four double bedrooms, enclosed rear garden and private driveway situated in a private cul-de-sac just a short walk from West Malling High Street. The property enjoys the benefit of beautiful views across countryside to the front.

LOCATION

Grange Close is a quiet cu-de-sac off Birling Road with a shared green and woodland exclusive to the residents and within walking distance of West Malling High Street. The historic market town of West Malling has a broad high street of specialist shops, a Post Office, Boots Pharmacy and Tesco stores and a great selection of restaurants and public houses.

West Malling and Borough Green railway stations serve London (Victoria). Tonbridge, Sevenoaks and the County Town of Maidstone town centres offer a wide range of shopping, educational and leisure facilities as well as main line stations (Charing Cross/Cannon Street). There are a good number of well regarded state and independent schools in the area. There is easy access to the M20's Junction 4 which links to the M26/M25 Motorway network, Dartford Tunnel, Channel Tunnel Terminus and ports, Heathrow and Gatwick International Airports, London and suburbs. There are golf courses at Wrotham Heath, Kings Hill and Addington and indoor leisure centres at Larkfield and Kings Hill.

ACCOMMODATION

On the ground floor, the property comprises a good sized sitting room open to the kitchen and dining room with patio doors to the rear garden, a bedroom, shower room and utility room. On the first floor there are three double bedrooms, master with en suite shower room and the family bathroom.

GARDEN

The enclosed rear garden is a superb asset to the property and is mainly laid to lawn with the benefit of a large patio area, storage sheds and mature hedging and trees to the borders.

PRIVATE DRIVEWAY

A brick paved driveway affords off road parking for six cars plus further parking in the cul-de-sac.

GREEN & WOODLAND

Each property has a 1/17th share of the green, woodland, and road. There is an annual charge agreed by us all at the Grange Close Residents Company Ltd AGM. This is approx £220 per annum which covers insurance, grass cutting and street lighting costs.

TONBRIDGE & MALLING BOROUGH COUNCIL

Tax Band C

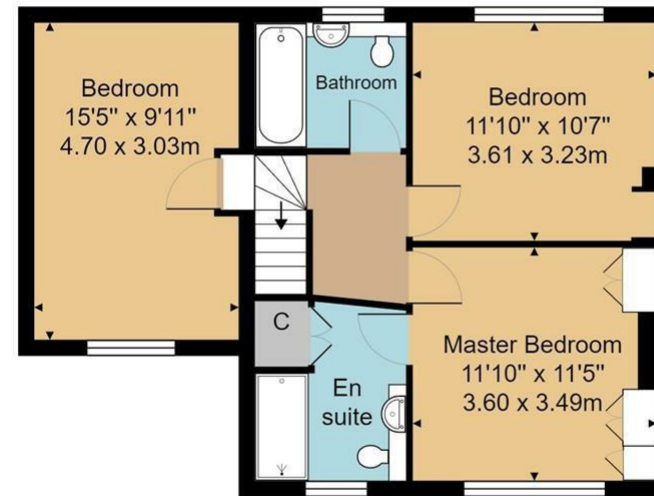
EPC RATING C







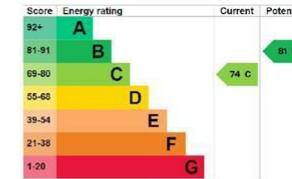
Ground Floor



First Floor

Approx. Gross Internal Area 1585 sq. ft / 147.2 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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