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1886

**P** Mon-Sat  
8 am-6 pm  
Permit holders **WMB**  
or  
2 hours  
No return  
within 3 hours

Ibbett Mosely

Offham Road, West Malling ME19 6RB  
£430,000



## Offham Road, West Malling, ME19 6RB

**A CHARMING TWO BEDROOM COTTAGE OFFERING BEAUTIFUL ACCOMMODATION WITH AN ENCLOSED REAR GARDEN, JUST A FEW MINUTES WALK TO WEST MALLING HIGH STREET.**

- Character Property
- Two Bedrooms
- Family Bathroom
- Sitting Room
- Dining Room
- Fitted Kitchen
- Utility Room
- Downstairs WC
- Enclosed Rear Garden

A pretty ragstone semi detached cottage located on a popular road in West Malling. The property has been extended and refurbished to a high standard and sensitivity to its wonderful original features such as exposed floorboards and open fireplaces. The enclosed rear garden is wonderful asset to the property.

### WEST MALLING

The historic market town of West Malling with 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

The property comprises an entrance lobby, sitting room, dining room, fitted kitchen leading to the utility room. A downstairs cloakroom completes the ground floor.

A staircase from the dining room leads to the first floor where there are two bedrooms and the family bathroom.

### ENCLOSED REAR GARDEN

The rear garden has been landscaped to create a welcoming outdoor space. There are two areas of lawn, woodchipped planting borders and a gravel seating area and path through the garden.

### PERMIT PARKING

Resident and visitor parking permits can be obtained from TMBC.

### TONBRIDGE & MALLING BOROUGH COUNCIL

Council Tax Band D

### EPC RATING E

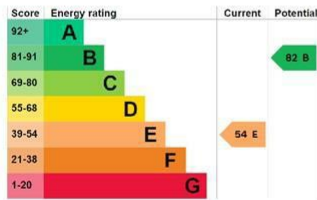
<https://find-energy-certificate.service.gov.uk/energy-certificate/8505-8543-5629-0407-4413>



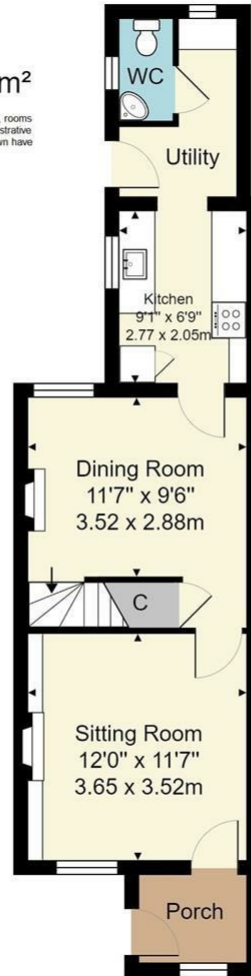


Approx. Gross Internal Area 792 ft<sup>2</sup> ... 73.6 m<sup>2</sup>

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.



Ground Floor



First Floor



Ibbett Mosely

West Malling 01732 842668

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