



Ibbett Mosely

Epic Road, Lancaster Park, West Malling ME19 4XN
Price guide £585,000



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A FANTASTIC FOUR BEDROOM DETACHED PROPERTY WITH PARKING FOR SEVERAL CARS, AND AN ENCLOSED REAR GARDEN, JUST A FEW MINUTES WALK TO WEST MALLING HIGH STREET AND LOCAL AMENITIES.

- Detached Nearly New Four Bedroom Detached Family Home
- Open Plan Social Kitchen Diner
- Utility Room & Downstairs Cloakroom
- Situated on Popular Lancaster Park, King Hill
- Residual Builders Guarantee plus Car port & Off Street Parking
- Walking Distance to Park & West Malling High Street
- Ensuite to Master Bedroom & Family Bathroom
- Enclosed Rear Garden
- Guide Price £585,000 to £600,000
- EPC Rating B - Council Tax Band F - Tonbridge & West Malling

Nestled in the charming Lancaster Park area of West Malling, this nearly new four-bedroom detached house is a true gem waiting to be discovered. Boasting two reception rooms and two bathrooms, this property offers ample space for comfortable living.

One of the standout features of this property is the social kitchen diner, perfect for hosting gatherings with friends and family. The modern layout and design make it a focal point of the house, ideal for creating lasting memories.

With an eco-friendly EPC rating of B, this home not only offers style and comfort but also a commitment to sustainability. You can enjoy the benefits of a well-insulated and energy-efficient property while reducing your carbon footprint.

Convenience is key with parking available for up to three vehicles, ensuring you never have to worry about finding a spot. Additionally, being in close proximity to West Malling High Street means you have easy access to local amenities, shops, and restaurants.

Furthermore, the property still benefits from the builder's guarantee, providing you with peace of mind regarding any potential issues that may arise.

Don't miss out on the opportunity to make this modern and eco-friendly house your new home. Book a viewing today and step into a lifestyle of comfort, style, and sustainability.

Description

Situated around a quiet green on Lancaster Park development this four bedroom detached family home is sure to be popular. Offering great accommodation throughout with a modern layout including a social kitchen diner overlooking the rear garden. A utility room and downstairs cloakroom serve the families needs also. A well proportioned sitting room with box bay is a cosy place to spend relaxing in the evening.

Upstairs offers four bedrooms off a central landing with rooms to each corner of the house. The master bedroom sits to the front of the house and benefits from built in wardrobes and a stylish, spacious ensuite shower room. The other bedrooms are of good size and are served by a family bathroom with bath and shower over giving the choice which is so important for the family buyer with young children.

The garden space to the rear is mainly laid to lawn and is a blank canvass ready to painted with green fingers. It is a private and enclosed and offers access to the side drive for up to three cars and car port.

West Malling

Lancaster Park is situated between Kings Hill and West Malling, which has excellent local shopping facilities including Asda, Aldi and Waitrose Supermarkets, doctors surgery, and a wide selection of cafe's and restaurants. The M20 motorway J4 is approximately 10 mins drive by car, Gatwick Airport approximately 39 mins away by car, West Malling Railway Station serves London Victoria and Charing Cross.

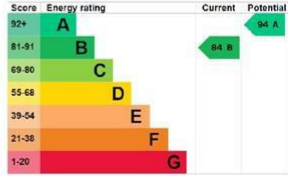
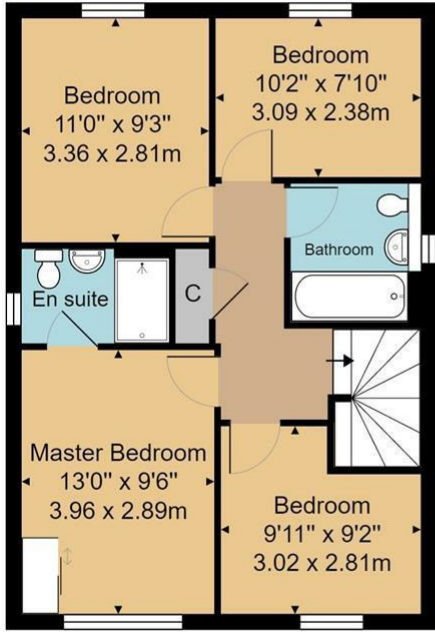
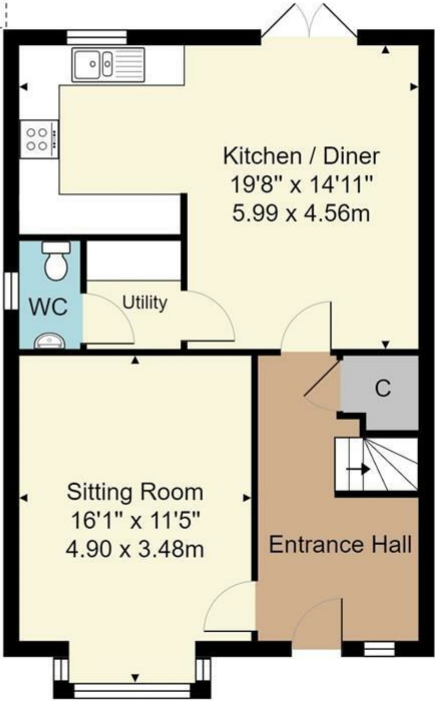




Approx. Gross Internal Area 1165 ft² ... 108.2 m²

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.

Carport



Ibbett Mosely

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