



Ibbett Mosely

Sandown Road, West Malling ME19 6NU  
£475,000



## Sandown Road, West Malling, ME19 6NU

**A real opportunity to enhance and put your own style to this three bedroom detached family home. Situated within walking distance of West Malling High Street and popular Schools this could be an ideal home for a growing family.**

**With a drive for multiple cars plus an integral garage that could be developed to add more space, subject to building regulations, this really should be a consideration to those looking for a long term solution. To be sold with NO ONWARD CHAIN**

**Guide Price £475,000**

- NO ONWARD CHAIN
- Three Bedroom Detached Family Home
- Integral Garage & Drive
- Popular Race Course Development
- Close to West Malling High Street
- Popular Schools Nearby
- Opportunities to Modernise & Extend Subject to Planning
- Council Tax Band E
- EPC Rating E



Welcome to Sandown Road, West Malling - a charming location perfect for those seeking a new place to call home. This detached house, built between 1970-1979, offers a fantastic opportunity for you to create your dream living space.

As you step inside, you'll find a cosy reception room perfect for relaxing with family and friends. With three bedrooms, there's plenty of space for everyone to enjoy their own private retreat. The property also features a bathroom, ensuring convenience for all residents.

Situated within walking distance to central West Malling High Street, you'll have easy access to a variety of shops, cafes, and amenities. The property comes with parking space for two vehicles, making it ideal for those with a busy lifestyle.

Although the house is in need of modernisation, this presents an exciting chance for you to put your own stamp on the property and create a space that truly reflects your style and taste. With off-road parking and front and back gardens, there's ample opportunity to design outdoor spaces that suit your lifestyle.

Don't miss out on this wonderful opportunity - seize the chance to own a property with great potential and make it your own. Plus, with no onward chain, you could be moving in sooner than you think. Contact us today to arrange a viewing and start envisioning the possibilities at Sandown Road, West Malling.

### Description

Approached at the end of cul de sac the property has the benefit of a drive and integral garage. The front garden is attractive and offers great kerb appeal to this detached family home. It also offers further opportunity for parking on this corner plot.

Entered into a porch area the property opens up to the main reception room. A large windows look out over the rear and front gardens and offer great light into the space. Block parquet flooring has survived the test of time and could be used and enhanced in the overall modernisation plan. To the rear of the property is a square in shape kitchen with another window to the rear and back door to the garden.

Upstairs off a central landing are three good sized bedrooms. One of which has a doorway leading out to the flat roof used as a balcony area. All three bedrooms are serviced by a shower room.

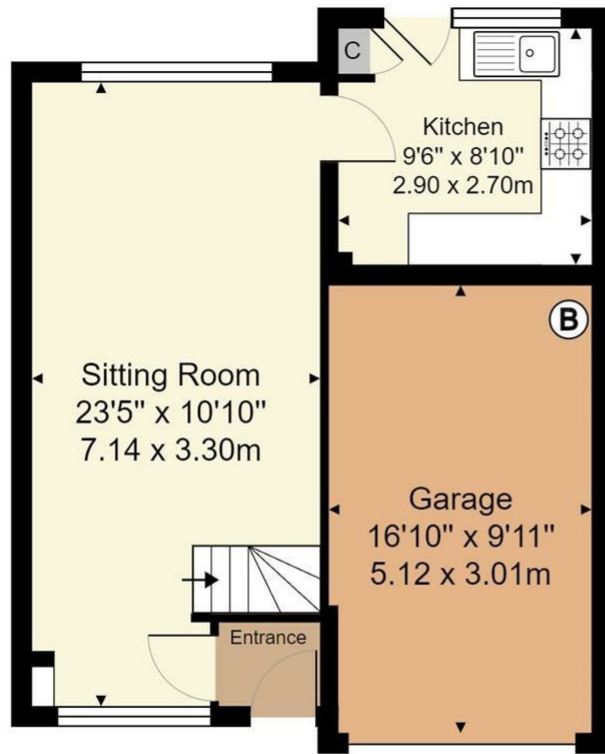
Externally the property benefits from being on corner plot and has a wider than normal garden that is mainly laid to lawn and has border planting. Access is given to the side leading to the front garden and drive.

### Location

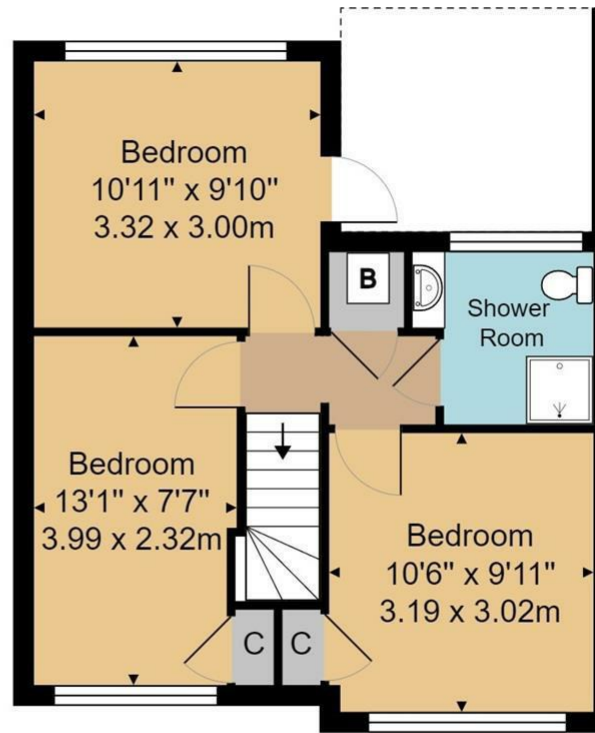
The historic market town of West Malling with a broad high street of specialist shops, Post Office, Boots Pharmacy and Tesco stores and a great selection of restaurants and public houses. West Malling and Borough Green railway stations serve London Victoria, Charing Cross and London Bridge. Tonbridge, 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. 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.







**Ground Floor**



**First Floor**

Approx. Gross Internal Area 950 ft<sup>2</sup> ... 88.3 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.

**Ibbett Mosely**

**West Malling 01732 842668**

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