



Ibbett Mosely

London Road, Leybourne, West Malling ME19 5AU  
Price Guide £790,000



## London Road, West Malling, ME19 5AU

What a great opportunity to buy without onward chain this charming detached family home. Although it has spacious accommodation it has the potential to be extended subject to planning approval.

It large garden needs to be seen to be believed with its zonal areas including a social ornamental garden running into a sloping productive vegetable beds and fruit trees running into a more woodland space and finishing off at a stream.

Situated within walking distance of West Malling High Street it is sure to be as popular as it is rare to the market.

Guide Price £850,000

- Detached Family Home
- Large Fabulous Garden with Ornamental, Productive Veggie/Fruit Patch and Woodland Stream Areas
- Large Drive, Garage/Workshop & Car Port
- Just Under Half an Acre of Garden
- Two Reception Rooms plus Conservatory
- No Onward Chain
- Productive Solar Panels
- Two Bathrooms
- Potential to Extend - Subject to Planning
- EPC Rating D - Council Tax band F

Set back from the London Road in the charming village of West Malling, this stunning detached house from the 1930s is a true gem waiting to be discovered. Boasting two reception rooms and three bedrooms, this property offers ample space for comfortable living.

The two bathrooms provide convenience and privacy for the whole family. With parking space for up to six vehicles.

Situated within walking distance of the popular West Malling High Street, you'll have easy access to a variety of shops, cafes, and restaurants. The fabulous large garden is perfect for relaxing on sunny afternoons or hosting gatherings with friends and family.

This property comes with no onward chain, making the buying process smooth and hassle-free. The great potential to extend, subject to planning agreement, allows you to tailor the space to your needs and preferences. Additionally, the large drive, garage, and carport provide ample storage and parking options.

Contact us today to arrange a viewing.

### Description

Set back from the London Road via gates the large drive offers plenty of parking in addition to a car port and garage. With great kerb appeal this home is looking for new owners to add to its history and we are sure it can provide a fantastic place to bring up a family. It offers a welcoming hallway through its covered entrance that gives space to move into the centre of the home. Two spacious reception rooms that have been opened up to provide distinctive areas and functions. The room to the front is used a relaxing lounge with fantastic square bay window to the front and feature fireplace. To the rear is a dining room that connects to the kitchen. Both receptions still have details such as picture rails. An added conservatory to the rear of the dining area gives extra space and a place to take in the beautiful garden. A bright shaker style kitchen also overlooks the rear and has direct access from the hallway and into the dining room. To the other side of the dining area an extension has been added to provide a very good sized downstairs shower room.

Upstairs the layout offers three bright spacious bedrooms. These come off a central landing, the main bedroom sits to the front with the continuation of the square bay from downstairs. The two main bedrooms also benefit from fitted wardrobes. To the rear is a the second spacious double overlooking the garden. The third single bedroom is a useful square shape with a window to the front. The family bathroom services all the bedrooms on this floor with a walk in shower and bath. Also there is a large attic area accessed via a loft ladder which could create further bedroom space subject to obtaining the necessary planning consents.

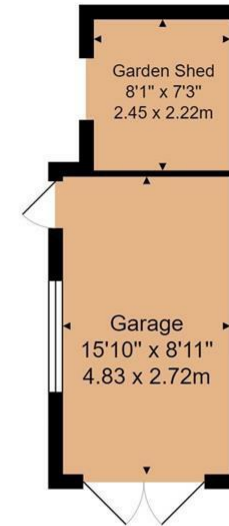
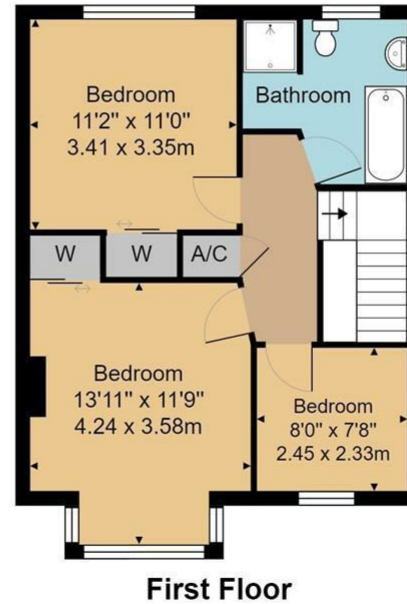
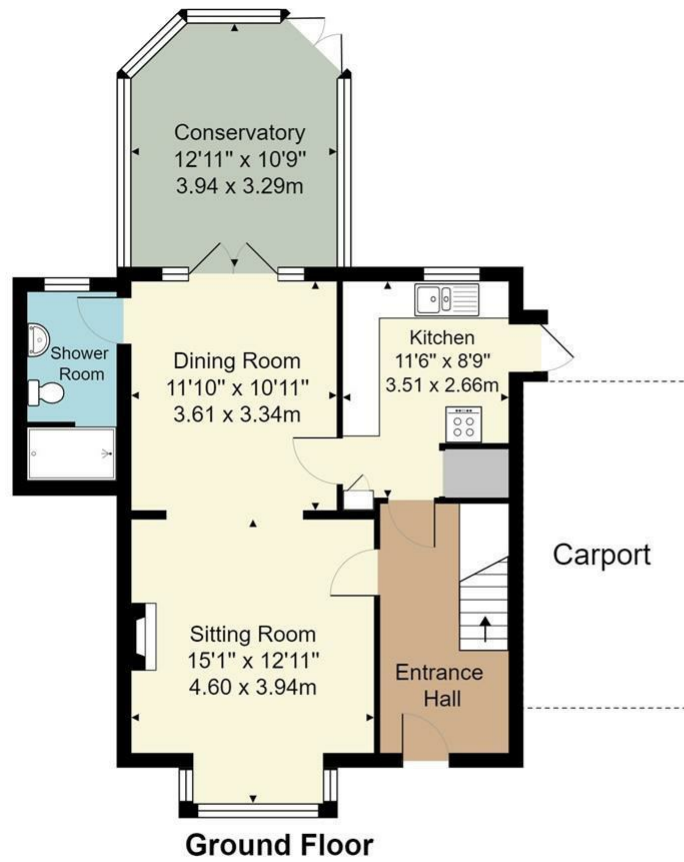
One of the properties greatest assets is its fabulous garden. Approx. 300 ft in length it has many zones starting with a social space to relax and socialise with mature mixed borders. A unique turntable deck holds the swing seat for relaxing with different views of the garden. The workshop/garage and storage shed runs down the side of this space. There is a large greenhouse in good condition with the benefit of light and power. There is also a summerhouse with power and light. The garden continues and is terraced to provide plenty of space for growing fruit and vegetables. The end of the garden is a peaceful woodland area culminating in a stream.

### West Malling

The historic market town of West Malling has 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.







Area: 203 ft<sup>2</sup> ... 18.8 m<sup>2</sup>

House Approx. Gross Internal Area 1250 sq. ft / 116.1 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.

**Ibbett Mosely**

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