



Ibbett Mosely

7 Busbridge Close, East Malling, West
Malling, ME19 6BD

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This fabulous family home offers great space with five bedrooms, three bathrooms, beautiful modern fitted kitchen with island unit and a separate dining room. A large living room, a utility room as well as a designated study for those working from home.

On the first floor are five good sized bedrooms the master has built in wardrobes and a ensuite as does the second bedroom.

Stunning decoration throughout don't miss the opportunity to view and take in this beautiful family home.

There is a double garage and off road parking for two vehicles.

Guide Price £995,000

- Sort After East Malling Village Location
- Five Double Bedrooms - Two with Ensuites
- High Quality Fittings & Decor
- Stunning Open plan Modern Kitchen / Dining Room
- Separate Living Room
- Study
- Utility Room
- Double Garage and off Road Parking
- Private Enclosed Rear Garden with Hot tub
- Quiet Cul de Sac Location

A fabulous home with spacious bedrooms, two with ensuite facilities, open plan kitchen diner, separate Lounge, utility, study and integrated double garage.

All with quality fittings and décor set at the end of a quiet cul de sac in the highly popular East Malling, just a short walk to mainline train stations and West Malling High Street.

A great private mostly West facing garden wraps around the house.





Description

Positioned as one of the last properties in a quiet cul de sac this home has great kerb appeal, setting the tone for its fabulous interior with all that a modern family needs. Decorated to a high standard throughout and recently upgraded with a new fitted kitchen opened up to a dining area.

The property sets high standards from the moment you walk into the home with a spacious welcoming hallway giving access to all areas with a stunning dog leg staircase. To the left is the main sitting room which runs from front to back offering great light from a large front window and French doors to the garden. A feature fireplace with inset wood burning stove is a really great addition. The kitchen diner has been opened up to be one room and now offers a highly desirable social space integrating an Island style, high quality kitchen with stone worksurfaces and sit up breakfast area. Linked to the good sized dining area and further French doors to the garden.

More boxes are ticked for the family needs with a downstairs cloakroom and utility room as well as a great study for those working from home. A flexible space for a playroom also. The double garage is integrated and has internal access at the end of the hallway and would be easily converted for those looking for more space than currently is on offer from this large home.

Upstairs, all five bedrooms would suit a double bed and the two of them have ensuite facilities. The principal bedroom sits out over the double garage to one end of the property offering some additional privacy. Built in wardrobes to all four corners of the room give fabulous storage as well as a fantastic four piece luxury ensuite with roll top bath and walk in shower. The second bedroom also has ensuite facilities as well as built in wardrobe looking out over the garden to the rear as do two of the other double bedrooms, one of which has a built in wardrobe as well. The fifth bedroom sits to the front, again a spacious room. A family bathroom looks after the three bedrooms without ensuites, it provides another luxury suite with roll top slipper bath.

The garden wraps around the home and is predominantly West facing to get the afternoon and evening sun. Two French doors open from the dining room and lounge giving connection from the house and the main garden offers a social patio with hot tub to one corner. Mature borders and trees lined edges to the garden give it great privacy. The garden extends down the side of the home and gives a great opportunity for further development and or more specialised areas to grow produce or add accommodation.

A drive and access to the garage gives good parking for the family and visitors.

EAST MALLING

The old world village of East Malling possesses an interesting collection of period properties and a historic church. Local amenities include a post office, schools, public houses, railway station and access to the M20 motorway about 2 miles.

Nearby is 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). 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.

Also in close proximity are the villages of Wateringbury and Teston which between them have excellent local amenities such as post office stores, grocers, newsagents and the popular Farmers Farm Shop.

TONBRIDGE & MALLING BOROUGH COUNCIL
BAND - G

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Approx. Gross Internal Area
2359 ft² ... 219.2 m²
(Includes Garage)

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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