



Ibbett Mosely

London Road, Ryarsh, West Malling ME19 5AH  
Guide Price £500,000





## London Road, West Malling, ME19 5AH

A Edwardian three bedroom semi detached home that has been much loved is to be sold with No Onward Chain.

With an open plan kitchen diner and sitting room the kitchen looks out on to the rear garden and upstairs the family bathroom serves the three good sized bedrooms.

The property has off road parking and backs onto open fields to the rear.

This semi-detached house offers endless potential to create your forever home.

Guide Price £525,000

- Edwardian Semi-Detached House
- Three Bedrooms
- Family Bathroom
- Lounge/Diner
- Kitchen
- Off Road Parking
- Charming Rear Garden
- Opportunity to make a forever home
- Guide Price £525,000
- EPC rating - E

This delightful house on London Road, Ryarsh offers a perfect blend of comfort and convenience. With its inviting façade, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining guests. The well-proportioned living spaces are filled with natural light, creating a warm and welcoming atmosphere throughout.

On the first floor the house features three bedrooms, providing ample space for family living or accommodating guests. There is a family bathroom, catering to the needs of a modern household.

Ryarsh is a picturesque village that combines the tranquility of rural life with easy access to local amenities. Residents can enjoy the beauty of the surrounding countryside while being just a short distance from the vibrant town of West Malling, which offers a variety of shops, restaurants, and recreational facilities.

This property presents an excellent opportunity for those seeking a family home in a desirable location. With its charming character and practical layout, it is sure to appeal to a wide range of buyers. This property is a true gem waiting for the right owner to add their personal touch and create lasting memories. Do not miss the chance to make this lovely house your new home.

No onwards chain.

Guide Price £525,000

### RYARSH

Ryarsh is a popular Kent village is believed to date back to 1050 and sits at the foot of the North Downs with wonderful local walking routes. The village has a local primary school, St Martins Church, village hall, playing fields and playground. The Duke of Wellington public house is popular with locals and visitors alike.

Nearby is the historic market town of West Malling with a broad high street of specialist shops, as well as doctor's surgery, 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 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

This semi-detached home offers 3 bedrooms and open plan living and dining area. You enter the property into a welcoming hallway with stairs to the first floor. On the ground floor is a lounge dining room with feature fireplace and access to the kitchen located at the rear of the property over looking the garden.

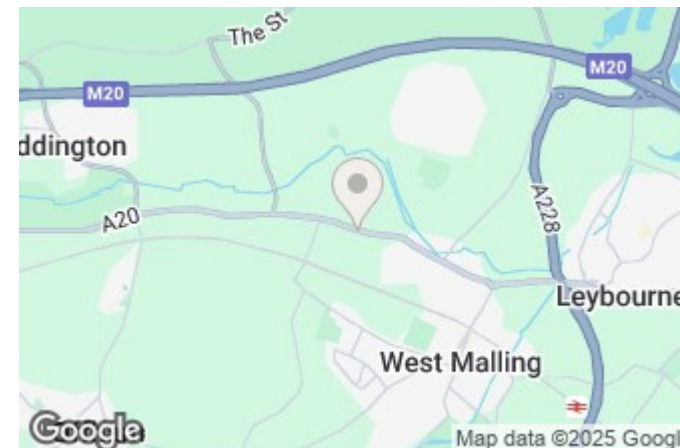
On the first floor is a master bedroom which has been divided to provide a dressing room, there are two further bedrooms and a family bathroom.

Externally there is a paved parking area giving off road parking for up to 3 vehicles. a side access leads to the garden which is mainly laid to lawn and has mature shrubs and flower boards.

TONBRIDGE & MALLING BOROUGH COUNCIL

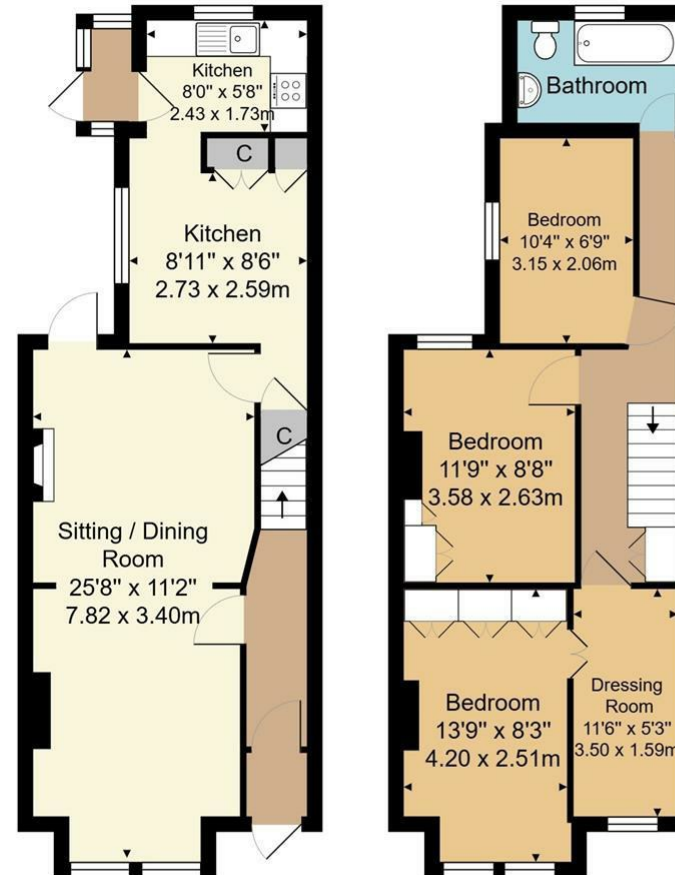
EPC - E

<https://find-energy-certificate.service.gov.uk/energy-certificate/2672-4171-7121-1207-6991>









Approx. Gross Internal Area 983 ft<sup>2</sup> ... 91.3 m<sup>2</sup>

**Ground Floor**

**First Floor**

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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