



Ibbett Mosely

The Rocks Road, East Malling, West Malling ME19
6AU
Guide Price £375,000



The Rocks Road, East Malling, ME19 6AU

**A CHARMING THREE BEDROOM TERRACE COTTAGE IN EAST MALLING VILLAGE
JUST A SHORT WALK TO EAST MALLING TRAIN STATION AND IN CLOSE PROXIMITY
TO LOCAL SCHOOLS AND AMENITIES.**

Guide Price £390,000

- Three Bedroom Cottage
- Family Bathroom
- Conservatory
- EPC Rating D
- Open Plan Living
- Fitted Kitchen
- Quiet Village Location Walking Distance to Mainline Station
- Off Road Parking
- Utility Area
- South Facing Rear Garden Adjoining Open Countryside

Ibbett Mosely are delighted to bring to the market, this pretty three bedroom terrace cottage located in a semi rural area of East Malling. The property comprises open plan living accommodation and a family bathroom on the ground floor, two bedrooms on the first floor and the third bedroom on the second floor.

There is off road parking for two cars and a large rear garden.

EAST MALLING

This olde worlde village possesses an interesting collection of period properties and a historic church. Local amenities include schools, a public house, railway station (Victoria Line) and access to the M20 motorway about 2 miles away. Close to the village is the historic town of West Malling with broad high street and specialist shops, as well as doctor's surgery and Tesco stores.

ACCOMMODATION

An attractive and well-presented terrace property, with a large rear garden and off road parking.

The ground floor has an open plan sitting / dining room and kitchen, downstairs bathroom and a wrap around conservatory leading to the pretty rear garden.

On the first floor are two bedrooms and the third bedroom on the second floor.

GARDEN

To the rear of the property is a gravelled area, ideal for al fresco entertaining. The rear garden is mainly laid to lawn enclosed by close mature hedging providing privacy.

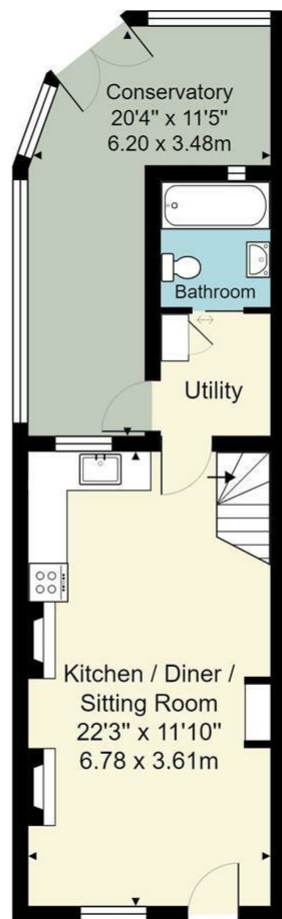
DRIVEWAY

A gravelled driveway affords off road parking for two cars.

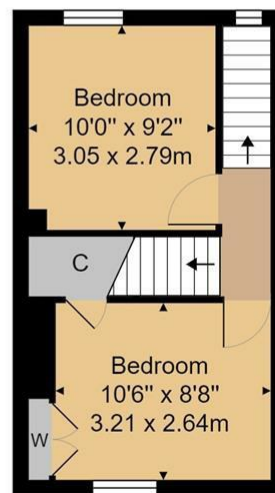
TONBRIDGE & MALLING BOROUGH COUNCIL
Band C



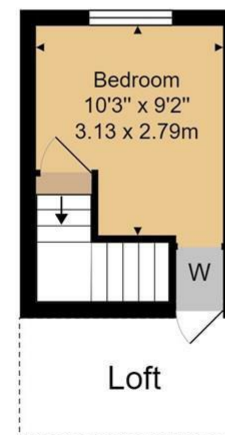




Ground Floor



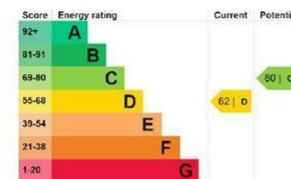
First Floor



Second Floor

Approx. Gross Internal Area 886 ft² ... 82.3 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.



Ibbett Mosely

West Malling 01732 842668

Offices at - BOROUGH GREEN - OTFORD - SEVENOAKS - SOUTHWARK
TONBRIDGE - WESTMINSTER - WESTERHAM - WEST MALLING

www.ibbettmosely.co.uk

IMPORTANT - Ibbett Mosely, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ibbett Mosely, has any authority to make or give any representation or warranty whatever in relation to this property ver 3.0.

...a name you can trust
offices in Kent and London