



Ibbett Mosely

Ewell Avenue, West Malling ME19 6NN
Guide Price £515,000



Ewell Avenue, West Malling, ME19 6NN

A fantastic, much cherished home being sold with no onward chain. Extended to provide four good sized bedrooms, three reception rooms, downstairs cloak and utility room.

Great parking is provided by the gated drive for up to three cars and with potential to expand utilising the front garden. To the rear is a Westerly facing garden for the late sundowners with views across farmland.

Situated just a short walk from the centre of West Malling with all its entertainment, amenities and mainline train station.

Guide Price £515,000

- Four Spacious Bedroom Extended Family Home
- No Onward Chain
- Westerly Facing Rear Garden with Farmland Views
- Private Drive for Multiple Vehicles
- Council Tax Band D
- Three Reception Rooms
- Utility & Cloakroom
- Walking Distance to West Malling Amenities, Schools & Mainline Train Station
- EPC Rating - D
- Guide Price £515,000

Located in Ewell Avenue in the charming town of West Malling, this delightful terraced house offers a perfect blend of comfort and convenience. Spanning an impressive 1,716 square feet, this extended home boasts four spacious bedrooms, making it an ideal choice for families seeking room to grow.

Upon entering, you are welcomed into a generous reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The property features a well-appointed bathroom, ensuring that the needs of a busy household are met with ease.

One of the standout features of this home is its enviable location. Just a short stroll away, you will find yourself in the heart of central West Malling, where a variety of shops, cafes, and amenities await. Additionally, the property offers stunning views across the picturesque countryside to the rear, allowing you to enjoy the beauty of nature right from your home.

For those with vehicles, the property provides off-street parking for up to three cars on a private drive, a rare find in this area. Furthermore, with no onward chain, you can move in without delay and start making memories in your new home.

This terraced house is not just a property; it is a place where you can create a lifetime of cherished moments. Don't miss the opportunity to make this wonderful house your new home in West Malling.

Description

Situated in popular Ewell Avenue just off Offham Road and within easy walking distance of central West Malling is this extended four bedroom family home. Offering great parking on a private drive that has opportunities for further space as has been done by the neighbour. An entrance porch allows you to take off shoes and coats before entering a large reception room currently used as a formal dining room. A large space with stairs to the first floor and a door leading into the centrally positioned sitting room with feature fireplace. An extension has been added to form a sun room to take in the beautiful garden to the rear and access is given by patio doors. The modern kitchen is of good size and offers double aspect windows to the rear and side. A cloak and utility / boot room forms part of an original space that has been incorporated into the main home which I know will be well received by modern family lifestyles. The layout in this area gives options for further development to a more open plan living space connecting the sun room, kitchen and utility spaces subject to planning agreement of course.

The first floor boasts three double bedrooms off a central landing and a family bathroom serving them. One of the bedrooms runs from front to back with double aspect windows and the other two well proportioned rooms have outlooks to the front and the other to the rear. A staircase has been added to give access to the loft extension which offers the biggest of the bedrooms with two dormer style

windows looking out to the garden and farmland beyond. It also has a bank of wardrobes to one end gives further opportunities to add an ensuite bathroom if needed, subject to building regulations.

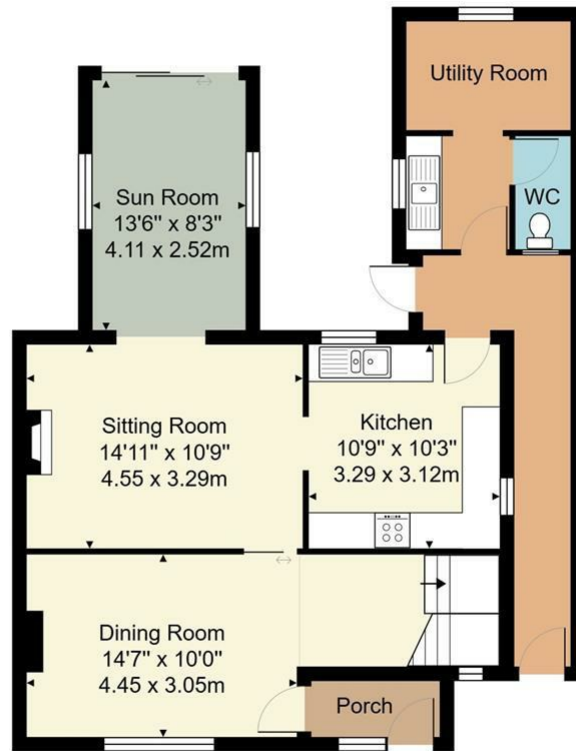
The rear garden is a delight and is South West facing getting the very best of the sun until late in the day and giving great possibilities to grow many different plants and produce. Currently laid out with two social patios and deck with mature planted borders and lawn it offers a private space to relax or socialise with family and friends. To the rear of the garden is open farmland.

West Malling

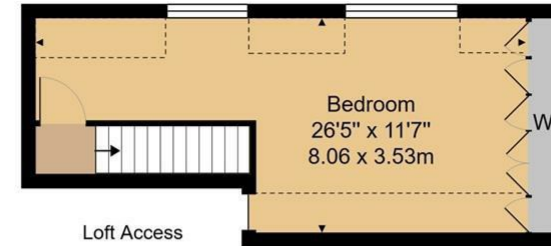
The historic market town of West Malling with a broad high street of specialist shops, Post Office, Boots Pharmacy and Tesco stores and a great selection of restaurants and public houses. West Malling and Borough Green railway stations serve London Victoria, Charing Cross and London Bridge. Tonbridge,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



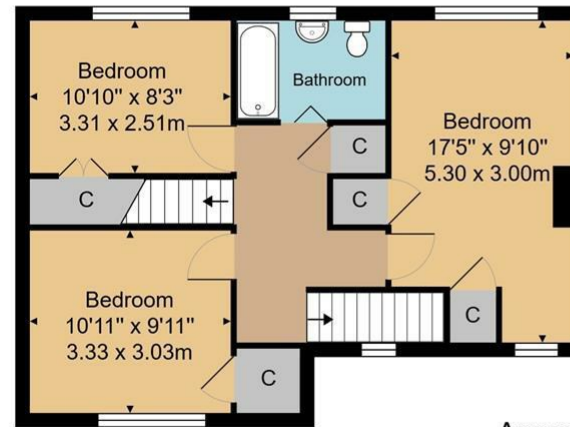




Ground Floor



Second Floor



First Floor

Approx. Gross Internal Area
1716 ft² ... 159.5 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

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