



**SIBLEY PARES**

**CHARTERED SURVEYORS & ESTATE AGENTS**

**Offham Road**

West Malling, Kent, ME19 6RA

**Price £410,000**

# Offham Road

West Malling, Kent, ME19 6RA

## Key Features

- Two Bedroom Bungalow
- New Boiler
- Two Double Bedrooms
- Two Reception Rooms
- Two Reception Rooms
- Within Walking Distance to West Malling High Street

## Description

Two bedroom bungalow which is ideally conveniently located with walking distance of West Malling High Street and offered with no onward chain.

The property comprises spacious living room with feature fireplace and bay window, fitted kitchen, lean-to, two double bedrooms, one with a door opening out to the rear garden and family bathroom.

The property also benefits from double glazing, a new gas central heating boiler (fitted January 2023), a good size garden which is mainly laid to lawn with mature shrubs and patio area and driveway with the potential to extend for further parking.



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## Location

Located centrally within the historic market town of West Malling, providing convenient access to a wide range of amenities including boutique shops, cafes, a country park and numerous highly regarded pubs and restaurants.

West Malling train station provides direct links to the city in less than an hour and the M20 motorway can be easily accessed at junctions 3 and 4. A variety of excellent Primary schools, State/Grammar schools and private schools can be found nearby as well as a David Lloyd fitness centre in Kings Hill.

■ EPC Rating Awaited

■ Council Tax Band D

■ Tonbridge & Malling Council

■ For Broadband Speed Refer to  
<https://checker.ofcom.org.uk/>

For all Viewings and Enquiries contact:



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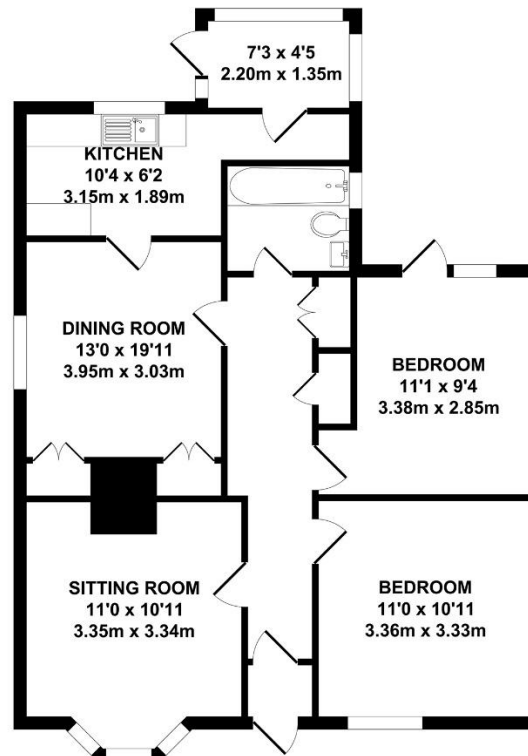


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# Floorplan and Dimensions



GROUND FLOOR  
APPROX. FLOOR AREA  
759 SQ.FT.  
(70.52 SQ.M.)

TOTAL APPROX. FLOOR AREA 759 SQ.FT. (70.52 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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NOTE: Rental, prices or any other charges are inclusive of VAT unless otherwise stated.

MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares. Please note that in accordance with Money Laundering Regulations, we are now required to obtain proof of identity for purchasers.



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