

for sale

fixed price **£500,000**



Brooks Drive Ryarsh West Malling ME19 5GS

Beautifully presented four-bedroom semi-detached house in the sought-after Ryarsh Park Development. Offering spacious living across three floors, including a large lounge, modern kitchen with granite worktops, private garden, three first-floor bedrooms, family bathroom, and a top-floor master suite



Brooks Drive Ryarsh West Malling ME19 5GS

Hallway

Lounge

15' 5" x 11' 6" (4.70m x 3.51m)

Kitchen/Dining

18' 7" x 11' 5" (5.66m x 3.48m)

Wc

Utility

Bedroom Two

15' 5" x 10' (4.70m x 3.05m)

Bedroom Three

11' 8" x 10' 2" (3.56m x 3.10m)

Bedroom Four

10' 9" x 8' 4" (3.28m x 2.54m)

Family Bathroom

Bedroom One

19' 8" x 14' 11" (5.99m x 4.55m)

En-Suite



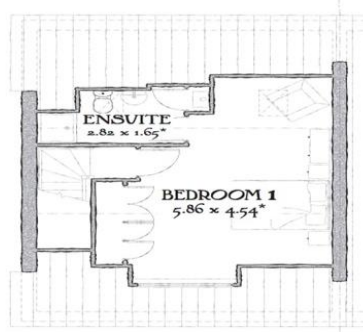


THE York

1324 SQ FT -
FOUR BEDROOM HOME

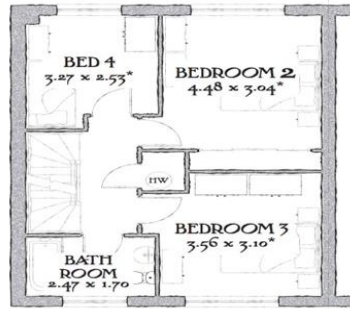
Reflecting the inspiration of the Arts and Crafts movement and driven by the desire to preserve individuality and craftsmanship.

The New Heritage Collection by Redrow, welcomes everyone in and leaves no-one out.



SECOND FLOOR

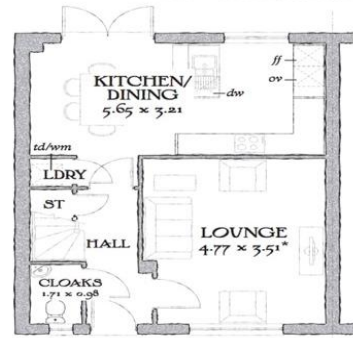
Bedroom 1	19'3" x 14'11"	5.86 x 4.54 m*
EnSuite	9'3" x 5'5"	2.82 x 1.65 m*



FIRST FLOOR

Bedroom 2	14'8" x 10'0"	4.48 x 3.04 m*
Bedroom 3	11'8" x 10'2"	3.56 x 3.10 m*
Bedroom 4	10'9" x 8'3"	3.27 x 2.53 m*
Bathroom	8'1" x 5'7"	2.47 x 1.70 m

Customers should note this illustration is an example of The York house type. All dimensions indicated are approximate and furniture layout is for illustrative purposes only. Homes may be a 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Marketing Suite during working hours and customers must check their individual specifications prior to making reservation.



GROUND FLOOR

Lounge	15'8" x 11'6"	4.77 x 3.51 m*
Kitchen/Dining	18'7" x 10'6"	5.65 x 3.21 m
Cloaks	5'7" x 3'3"	1.71 x 0.98 m
Laundry	2'8" x 2'7"	0.80 x 0.79 m

To view this property please contact Connells on

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11 Swan Street
WEST MALLING ME19 6JU

Property Ref: WML102438 - 0005

Tenure:Freehold EPC Rating: B

Council Tax Band: E

view this property online [connells.co.uk/Property/WML102438](https://www.connells.co.uk/Property/WML102438)

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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