



Ibbett Mosely

112 St. Leonards Street, West Malling, Kent,  
ME19 6PD



**A fabulous opportunity to buy a property on one of West Malling's most popular Roads. Detached with up to 5 bedrooms and with no onward chain this property is likely to be highly popular.**

**Guide Price £850,000**

- 5 Bedrooms, Three Reception Rooms & Two Bathrooms
- Modernised Refitted Kitchen
- Utility Room & Full Width Conservatory to the Rear
- Double Garage & Drive
- Walking Distance to West Malling High Street & Mainline Station
- Opposite Manor Park Country Park & Views of St Leonards Tower
- EPC rating E - Council Tax Band G
- No Onward Chain
- Guide Price £850,000

### Entrance Hall

The Entrance Hall welcomes you with its light-filled simplicity, featuring a large window that floods the space with natural light. This area serves as a practical and inviting point of entry, with neutral carpeting and white walls that create a fresh, airy atmosphere.

### Sitting Room

21'4" x 17'2"

Spacious and welcoming, the Sitting Room boasts a large window and a bright aspect. A traditional stone fireplace forms a focal point, surrounded by ample space for seating and entertaining. The carpeted floor and neutral walls create a warm and inviting atmosphere that flows naturally into the adjacent conservatory.

### Kitchen

13'0" x 9'0"

The kitchen is a bright, modern space with ample white cabinetry and contrasting dark countertops. It features integrated appliances including a double oven and electric hob, with sleek black tiled splashbacks. Large windows offer views into the conservatory, and there is a door leading directly into this light-filled space.

### Dining Room

12' x 9'11"

Adjacent to the entrance hallway with a window to the front. Originally connected via a hatch to the kitchen behind it. It would make an ideal playroom or study in our opinion.

### Conservatory

34'8" x 9'1"

Stretching the width of the property, the Conservatory is a bright and airy room with large windows and a glass roof that flood the space with natural light. Tiled flooring adds to its clean, fresh feel. This space is perfect for enjoying views of the garden in any season and connects directly to the sitting room and kitchen.

### Utility Room

The Utility Room is thoughtfully positioned with external access and includes space for appliances. It provides a useful service area adjacent to the conservatory and sitting room, with practical flooring and a neutral décor.

### Bedroom 2

14'11" x 10'7"

A well-sized bedroom with a window overlooking





the garden, offering a quiet and private space. The room features grey carpeting and white walls, with built-in wardrobes and a dressing table providing practical storage and a neat workspace.

### **Bedroom 1** 20'0" x 13'4"

This charming bedroom benefits from a large window with a pleasant outlook towards an historic tower, bringing character and a sense of history to the room. The space is generously proportioned with pale walls and soft grey carpeting, creating a calm and restful environment.

### **Bedroom 3** 13'0" x 11'10"

This bedroom is bright and spacious with large windows allowing an abundance of natural light. It includes a mirrored wardrobe and a dressing table, with a soft grey carpet and neutral walls offering a calm and relaxing atmosphere.

### **Bedroom 4** 13'5" x 12'1"

A comfortable bedroom with a garden-facing window that lets in plenty of light. The room is presented with neutral décor and grey carpeting, offering a peaceful space suitable for rest or study.

### **Bathroom**

The family bathroom features classic white tiling accented by a decorative border and a warm wood-paneled ceiling. It is fitted with a bath, toilet, and vanity unit with ample storage, creating a clean and functional space with natural light from a frosted window.

### **Shower Room**

The shower room is compact yet practical, with white tiling and a wood-paneled ceiling. It includes a walk-in shower enclosure, toilet, and frosted window for privacy while allowing natural light to filter in.





### Loft Room 24'3" x 19'2"

The Loft Room on the second floor is an expansive and versatile space characterised by its distinctive wood-paneled sloped ceilings and built-in storage along both sides. The light green carpet complements the warm wooden details, while a window at the far end provides natural light, making it perfect for a home office, studio or additional living area.

### Rear Garden

The Rear Garden is a charming, private space featuring a paved courtyard area ideal for outdoor seating or dining. Beyond this, the garden extends into a gently sloping lawn framed by mature trees and shrubs, offering a peaceful, green retreat with distant views of a historic tower that gives the setting a unique character.

### Double Garage 18'11 x 16'9

Large open double garage accessed via the drive. Power and light and internal access to the utility room.

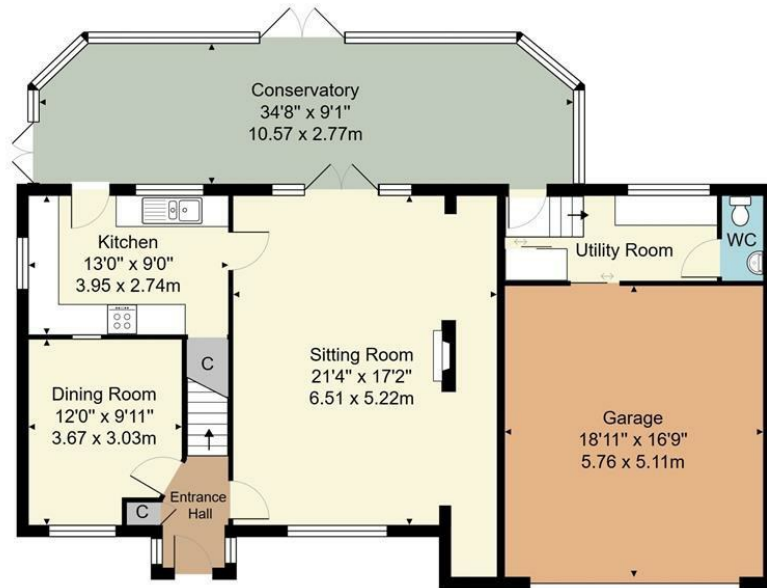


### West Malling

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.



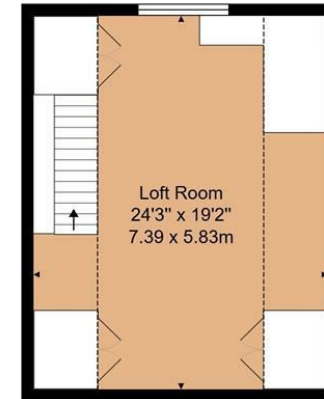
Approx. Gross Internal Area 2984 sq. ft / 277.2 sq. m  
(Includes Garage and Loft Room)



Ground Floor



First Floor



Second 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

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TONBRIDGE - WESTMINSTER - WESTERHAM - WEST MALLING

EPC Rating- E

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