



Ibbett Mosely

77 Norman Road, West Malling, Kent, ME19  
6RN



A fantastic Edwardian Semi Detached in a sought after road within easy walking of West Malling High Street with all its appeal and amenities. Schools are also nearby making this a fabulous purchase for the growing family.

Guide Price £580,000 to £600,000

### Hallway

The entrance hall features wooden flooring and neutral decor with colour contrast on the walls. It leads directly to the sitting room and has stairs rising to the upper floors, creating a welcoming and functional entrance space.

### Sitting Room

13'5" x 10'6"

The sitting room offers a cosy and inviting space, featuring a large window that floods the room with natural light. A charming fireplace provides a welcoming focal point, complemented by tasteful decor and soft carpeting, creating a comfortable and warm atmosphere.

### Dining Room

12'0" x 11'0"

Adjoining the sitting room, the dining room is spacious and bright with wooden flooring and a feature brick fireplace that adds character. French doors open to the outside, allowing plenty of daylight and

- Edwardian semi-detached house - Four spacious bedrooms
- Modern bathroom
- Utility room and cloakroom
- Modern kitchen design
- Private enclosed rear garden
- Large social patio area
- Views across parkland
- Close to West Malling High Street
- Walking distance to station
- EPC rating E - Council Tax Band E

easy access to the garden. This room comfortably accommodates a dining table and seating, making it ideal for family meals and entertaining.

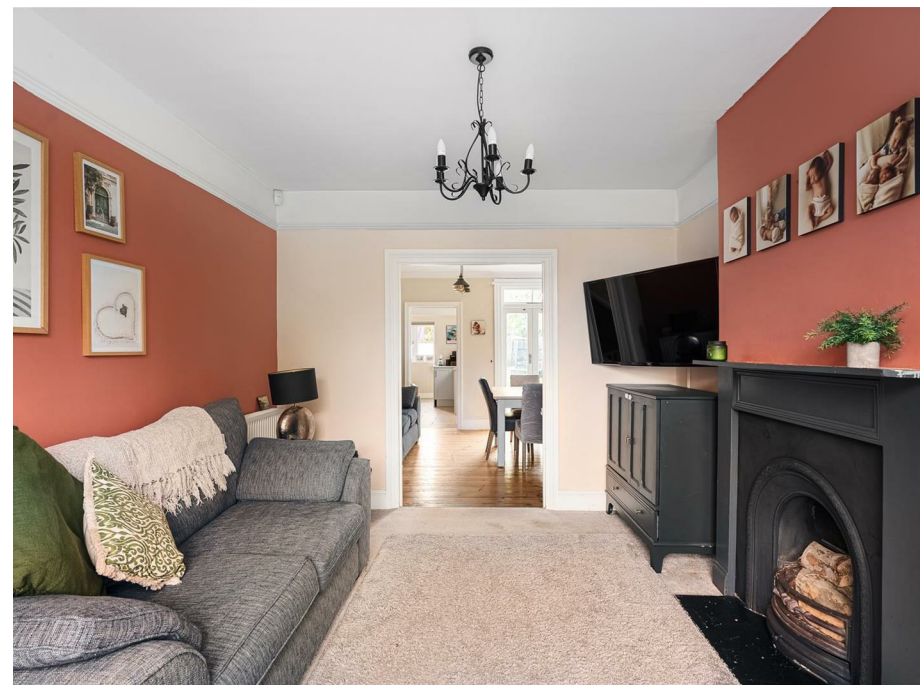
### Kitchen

15'9" x 8'6"

The kitchen is a well-equipped and practical space, fitted with modern units in a soft grey finish and tiled flooring. It includes a large cooker with extractor hood, plenty of storage options, and a sink positioned under a window. Doors lead to the garden and dining room, creating a convenient flow through the ground floor.

### Utility & Cloakroom

A handy utility room offers additional space with a sink and plumbing for laundry appliances. The room benefits from a window that provides natural light, keeping the area bright and fresh. A very useful Cloakroom is also provided.





## Bedroom

13'10" x 13'6"

The master bedroom is generously proportioned and filled with natural light from large windows. Neutral tones and soft carpeting create a relaxing and peaceful ambiance. There is ample space for a bed and additional furniture, making it a comfortable retreat on the first floor.

## Bedroom 2

12'1" x 8'10"

Another well-sized double bedroom provides a peaceful space with carpeting and neutral decoration. The large window ensures plenty of natural light, and there is sufficient space for furniture and storage.

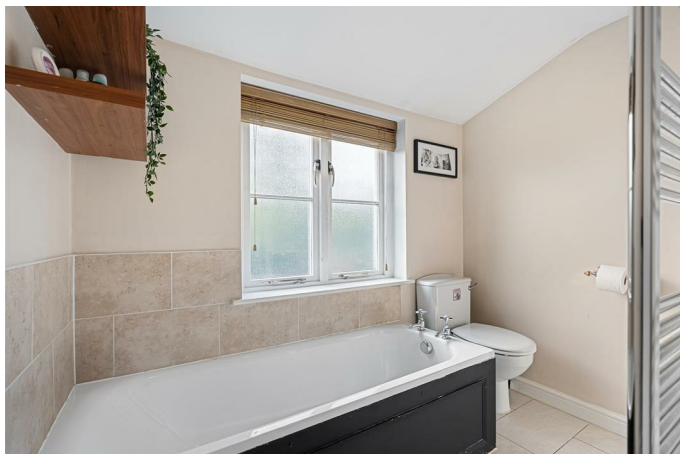
## Bedroom 3

8'5" x 6'8"

A good sized bedroom is presented with carpeting and simple decor, ideal for a child's room or guest bedroom. It benefits from natural daylight through its window and has space for essential bedroom furniture.

## Bathroom

The bathroom features a modern white suite with a bathtub, separate shower cubicle, and WC. A window allows natural light to enter, and the neutral tiling creates a clean and fresh atmosphere.



## Bedroom / Study

13'0" x 11'0"

The versatile second-floor bedroom or study provides a flexible space with eaves storage on either side. The room is light and airy with a window offering views and natural light, perfect as an additional bedroom or a quiet work area.

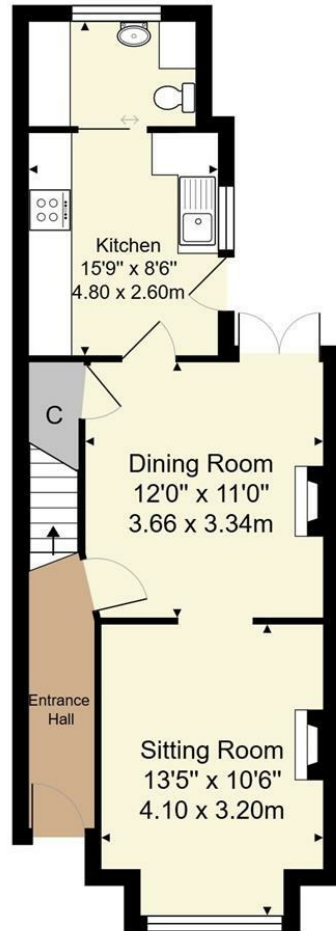


## Rear Garden

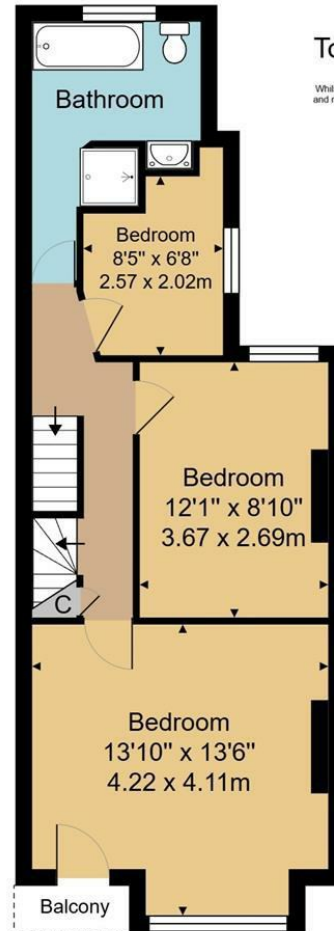
The garden is a good size with a paved seating area leading to a lawn bordered by fencing for privacy. Mature trees and shrubs add greenery and a peaceful backdrop, making it a pleasant outdoor space for relaxing or play.

## 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.



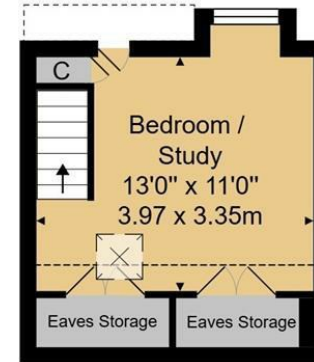
Ground Floor



First Floor

Total Area: 1112 ft<sup>2</sup> ... 103.3 m<sup>2</sup> (excluding eaves storage)

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.



Second Floor

Ibbett Mosely

Sevenoaks 01732 452246

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

EPC Rating- E

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