



Ibbett Mosely

5 Sandown Road, West Malling, ME19 6NT



A great opportunity to purchase this much cherished home that has been owned from new since 1963. Now being sold with NO ONWARD CHAIN.

Situated within easy walking distance of West Malling High Street, mainline station and popular schools this home would be ideal for most buyers.

Guide price £450,000

- No onward chain
- Much Cherished Home with One owner since new in 1963
- Walk to West Malling High Street and station
- Great modernisation opportunity
- Garage and driveway
- Private, enclosed garden
- Semi-detached house, 962 sq ft
- Popular Schools Close by
- EPC rating C - Council Tax Band D
- Guide Price £450,000

Entrance Hall

This welcoming entrance hall is brightened by a large window creating an inviting first impression. This in turn, leads seamlessly to the staircase and provides access to the ground floor rooms, the sitting/dining room and kitchen, with clean cream walls enhancing the natural light.

Sitting / Dining Room

18'6" x 10'11"

The sitting/dining room is a generous and comfortable space with large patio doors overlooking the rear garden, filling the room with natural light. The room is carpeted and accommodates both a dining table and a relaxed seating area, featuring a wall-mounted gas fire, providing a warm and homely atmosphere.

Kitchen

13'3" x 9'2"

This kitchen is practical and well laid out, featuring cream cabinetry with wood trim and a durable work surface. It is

well-equipped with integrated appliances, including an oven and hob, and has space for a washing machine and fridge freezer. A small dining area provides a cosy spot for casual meals, while the window and rear door allow in plenty of daylight and provide access to the garden.

Landing

At the top of the stairs, the landing offers access to all three bedrooms, the shower room, and the separate WC. It is carpeted and neutrally decorated, creating a calm transition between rooms.

Bedroom 1

11'5" x 9'10"

The main bedroom is a spacious and restful retreat featuring built-in wardrobes and storage units in a light wood finish. A large window overlooks the front of the property, filling the room with natural light. The room is carpeted and complemented by pale wall colours, making it a cosy personal space.





Bedroom 2

9'2" x 7'0"

This bedroom accommodates a single bed and has built-in storage, with a simple layout making it ideal as a child's room or a study. It benefits from a window overlooking the rear, providing good natural light and a peaceful aspect.

Bedroom 3

9'5" x 6'11"

Bedroom three features a window that looks out to the front of the property. It is also carpeted.

Shower Room

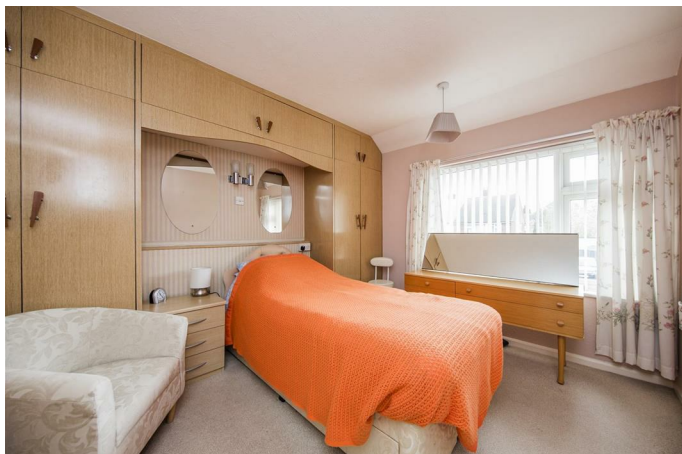
The shower room offers a walk-in shower with a glass screen, accompanied by a pedestal wash basin. The room is finished with neutral tiling and has a frosted window that provides both privacy and natural light.

WC

The separate WC is conveniently positioned next to the shower room and includes a window for ventilation and natural light, maintaining the light and airy feel of the bathroom area. An opportunity to link in with the shower room to provide a larger family bathroom.

Rear Garden

The rear garden is a charming outdoor space featuring a paved patio area and a central lawn bordered by mature shrubs and flower beds. It offers a peaceful and private setting for relaxing or entertaining, with plenty of room for gardening enthusiasts to enjoy. A westerly facing garden getting late sun into the back of the home.



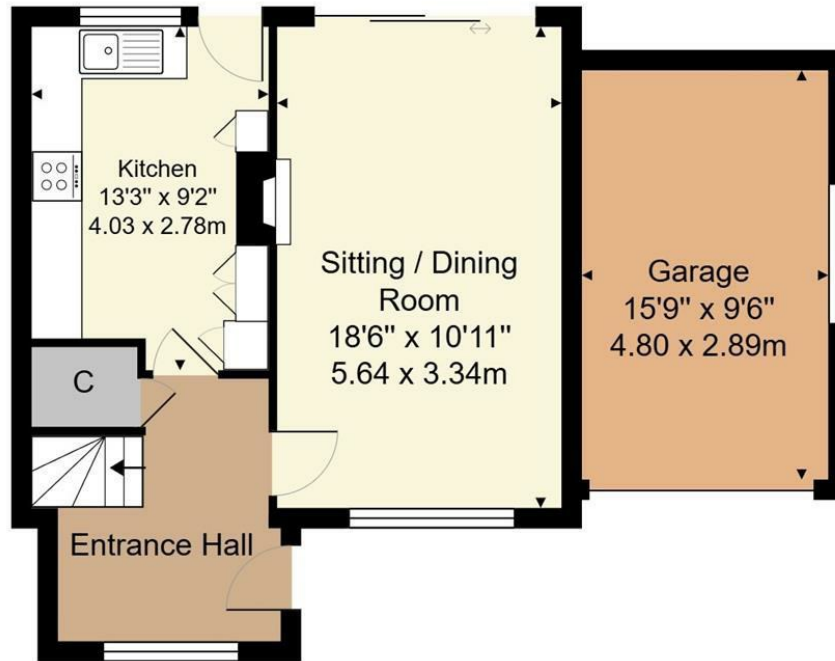


Front Exterior

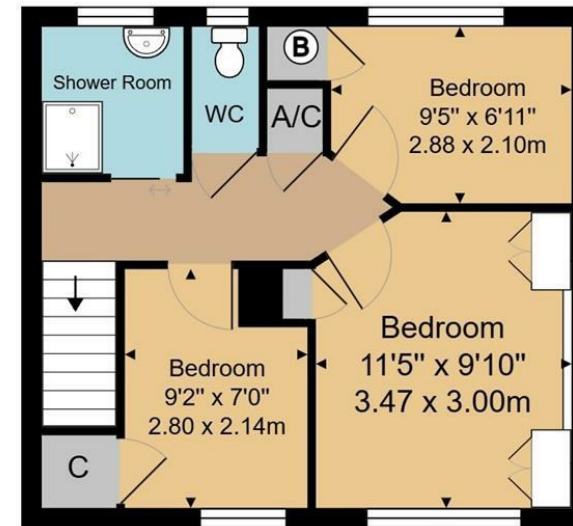
The front exterior showcases this semi-detached home with a substantial block-paved driveway providing ample parking leading to the garage. The property is set behind a low brick wall and is bordered by mature planting and shrubbery, creating a welcoming and well-maintained appearance.

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

House Approx. Gross Internal Area
800 sq. ft / 74.3 sq. m

Approx. Gross Internal Area
(Incl. Garage)
962 sq. ft / 89.3 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 or tenant. 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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EPC Rating- C

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