



Ibbett Mosely

5 Abbey Brewery Court, Swan Street, West
Malling, ME19 6PY



**STYLISH TERRACED THREE
BEROOM TOWN HOUSE SET
OVER THREE FLOORS WITH
GARAGE AND PARKING SET
WITHIN A PRIVATE GATED
COURTYARD DEVELOPMENT
JUST A SHORT WALK FROM THE
HIGH STREET AND MAIN LINE
STATION**

Guide price £500,000 to £525,000

The accommodation comprises-

Ground Floor

Entrance Hall

with downstairs cloakroom

Kitchen

approx 11'8" x approx 8'5"

well fitted with a selection of base and wall units plus appliances comprising, integrated oven with ceramic hob/extractor above, washing machine, new fridge freezer. Expansive area of work surface with numerous electrical sockets above. Separate 'Island' breakfast bar. Stainless Steel sink with draining, Tiled flooring, roller blind.

Sitting Room

approx 16'1" x approx 15'2"

spacious Sitting Room including all soft furnishings, dining suite, TV/display unit and occasional/coffee table. Sets of curtains on poles. French Doors leading

- SPACIOUS SITTING ROOM/DINING AREA
- FULLY FITTED KITCHEN
- CLOAKROOM
- FAMILY BATHROOM
- THREE BEDROOMS Master with En Suite
- GAS FIRED CENTRAL HEATING
- CLOSE TO WEST MALLING HIGH STREET & TRAIN STATION
- COURTYARD GARDEN WITH PARKS AND WALKS NEARBY
- SINGLE GARAGE & ALLOCATED PARKING SPACE
- NO ONWARD CHAIN - Guide Price £500,000 to £525,000

to a sunny and private Courtyard Garden with table and chairs.

First Floor

Master Bedroom

approx 12'9" x approx 10'

with fitted wardrobes and bedroom suite

En Suite

with shower, hand-basin and w.c.

Bedroom Two

approx 15'1" x approx 7'8"

fully furnished with fitted wardrobe

Family Bathroom

comprising bath, hand-basin and w.c.

SECOND FLOOR





Bedroom Three

approx 18'1 x approx 15'11"

spanning the depth of the property so can easily accommodate a home office/study area as well as a 3rd Bedroom

Unless specified all rooms are carpeted

Agents Note

Local Authority Tonbridge And Malling

Conservation Area

West Malling Council Tax Band Band E Council

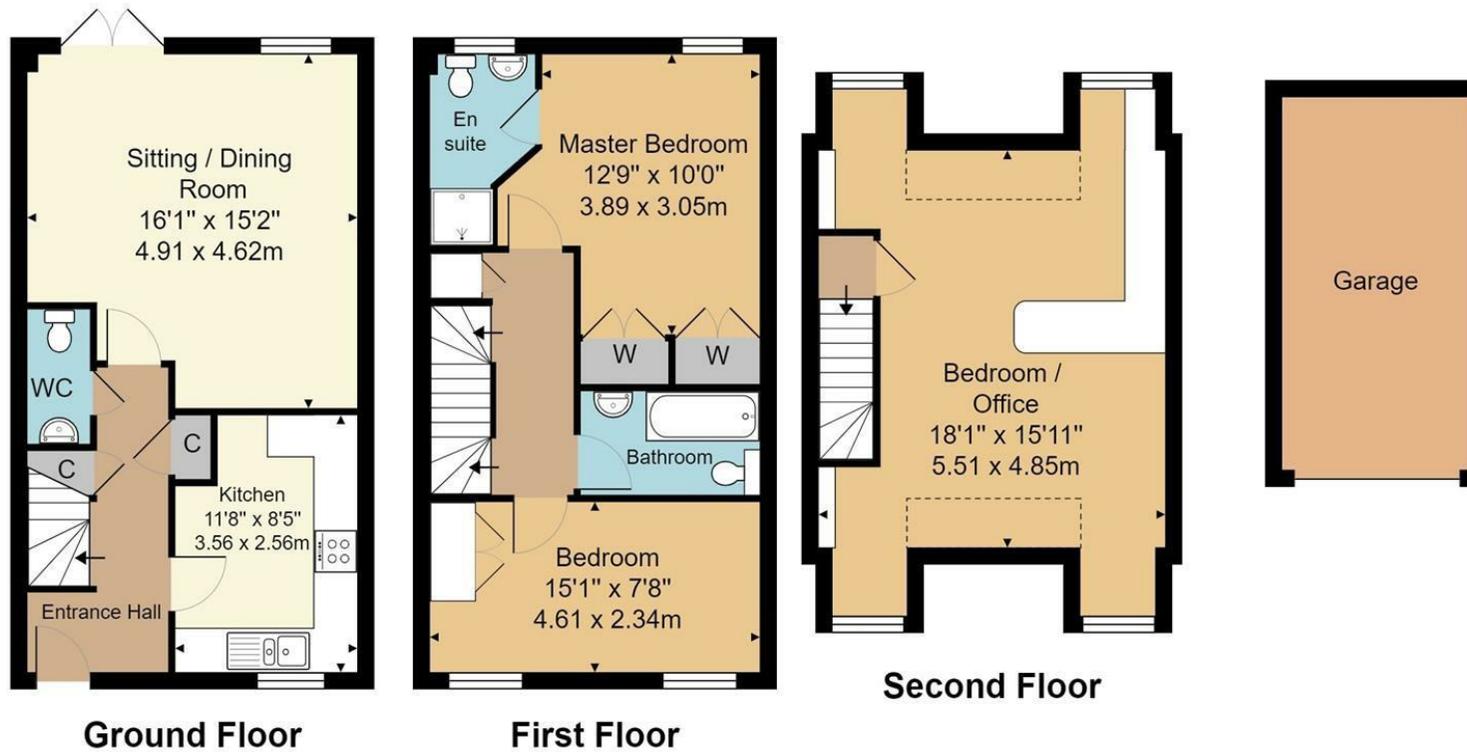
Tax Estimate £2,903

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.







House Approx. Gross Internal Area 1181 sq. ft / 109.7 sq. m
(Excludes Garage)

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

Sevenoaks 01732 452246

EPC Rating- C

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