

Ibbett Mosely

3 Hampden Way, West Malling, Kent, ME19 4TE



A stunning extended family home offering all that modern living needs done in a stylish, sleek modern finish throughout. Truly a turn key home situated on a private road with woodland boundaries but remaining connected within easy walking of Kings Hill centre.

We can't wait to show you this rarely available home.

- Extended Four Bedroom Family Home
- Stunning Open Plan Kitchen Dining Living Space
- Two Additional Receptions Offering Flexible Usage
- Master Bedroom with Ensuite & Walk in Closet
- Private Landscaped Garden with Continued Terrace Off Bifold Doors
- Large Utility Room & Integrated Garage
- Quiet Cul De Sac on Popular Kate Reed Wood Development
- Close to Mainline Station & Kings Hill Amenities
- EPC rating C - Council Tax Band G
- Guide Price £1,000,000 to £1,100,000



Entrance Hall

The entrance hall is bright and welcoming, finished with polished porcelain tiled flooring that flows through much of the ground floor. It features white walls and wallpaper accented with oak wooden doors and staircase, leading to the first floor. The neutral and simple decor creates a fresh and airy impression, with a downstairs WC and useful storage cupboard tucked neatly away.

Kitchen / Dining / Living Room
26'3" x 18'1"

This striking open-plan kitchen and dining room is a bright and spacious area, distinguished by a large central island with a sleek white countertop and seating for casual dining and social get togethers. The kitchen is fitted with modern, dark cabinetry complemented by built-in appliances, and the space is flooded with natural light thanks to a large skylight and bi-folding doors that open to the garden. The dining area features space for a substantial dining table, with a harmonious blend of textures and subtle decor. The room seamlessly connects to the rear garden through the wide bi-fold doors, enhancing the sense of space and offering excellent flow for entertaining.

Sitting Room
17'10" x 10'5"

A welcoming and well-proportioned sitting room with neutral decor and soft carpeting creates a cosy atmosphere. The room features a large window with white shutters that bring in natural light, and the walls are painted in a calming muted tone. A traditional fireplace forms a focal point.

Family Room/ Study / Playroom
17'1" x 8'5"

This family room offers a snug space ideal for everyday living or informal relaxation. It has quality laminated flooring and is decorated in neutral shades, with a sizeable window fitted with shutters allowing plenty of natural light. The layout is versatile, lending itself to numerous furnishing options to suit family needs.

Utility Room
11'6" x 8'5"

A sleek and modern neatly arranged utility room fitted with modern white cabinets and contrasting dark storage cupboards. It contains space for laundry appliances and plentiful work surfaces and storage options, with a window overlooking the garden to provide natural light and ventilation.

Landing

The landing at the top of the stairs continues the neutral theme with light carpeting and crisp white walls. It offers access to all first-floor rooms and features an oak banister.

Master Bedroom
12'9" x 10'5"

The master bedroom is a serene retreat. Soft neutral tones and subtle patterned wallpaper create a calm ambiance. The room benefits from natural light through a wide window dressed with curtains, and it includes a spacious walk-in wardrobe and a modern en suite bathroom with a shower cubicle.









En suite

This sleek shower room features a walk in shower enclosure, a pedestal wash basin, and a WC. The space is bright and practical with tiled walls and a frosted window providing privacy and light.

Bedroom 2

11'8" x 10'9"

A bright bedroom. The room is neutrally decorated with a large window fitted with plantation shutters that allow for good light control and privacy.

Bedroom 3

11'1" x 9'0"

A further comfortable bedroom featuring space for double bed, soft carpeting, and fitted wardrobes for storage. The room is bright and neutrally decorated with a window dressed with plantation shutters, making it a pleasant space for rest.

Bedroom 4

9'4" x 8'1"

This bedroom is a cosy space, finished in neutral tones. It is naturally lit by a window with plantation shutters.

Bathroom

A modern family bathroom with a contemporary suite including a bath with overhead shower, basin set in a vanity unit, and a wall-mounted toilet. The room is tiled in neutral shades with a large window providing natural light.

Rear Garden

A generous rear garden combining a well-maintained lawn with a large paved patio area ideal for outdoor dining and relaxing meeting the access to the kitchen dining living space giving a continuation for social gatherings. The garden is enclosed by mature trees and fencing, offering a private and peaceful outdoor space.

Garage

19'8" x 9'11"

A well-equipped garage with space for a vehicle, accessed from the driveway and connected internally to the utility room. The layout offers convenient storage and practical access to the rear garden but also could give potential to extend into if needed subject to building regulations.

Front Exterior

The exterior of the house presents a traditional brick facade with a pitched tiled roof, featuring a welcoming covered porch entrance. The front driveway accommodates multiple vehicles and leads to an integral garage with access from the utility room. Neatly trimmed hedging and mature trees frame the property, offering privacy and curb appeal.

Location













The attractive historic high street of West Malling offers a fine selection of day-to-day amenities including boutique shops, bars and restaurants, pharmacy and a Tesco store as well as a mainline train station.

The modern village of Kings Hill is approximately 1/2 mile away and offers an extensive selection of facilities - particularly outdoor recreation. It has a toddlers group, a pre-school nursery, three highly coveted primary schools and a youth club. The range of sports and leisure facilities are excellent. It includes super markets, shops, cafes, restaurants, 18-hole golf course, David Lloyd health club, sports park, community centre, nature parks and much more.

For additional recreation you have a multitude of offerings within close proximity. Manor Park, Trosley Country Park, Leybourne Lakes are all noteworthy. You have further golf courses at Wrotham Heath and West Malling.

For the commuter Junction 4 of the M20 gives access to the motorway network. West Malling's mainline train station provides services to London Victoria and will commence a direct line to London Charing Cross from 1st December 2022. Nearby Maidstone, Tonbridge and Sevenoaks all provide an excellent and comprehensive range of educational, recreational and shopping facilities together with further mainline stations.

For education the immediate area offers a good selection of state primary and secondary schooling together with grammar schooling in Maidstone, Tonbridge and Tunbridge Wells and several noted independent schools including The Schools at Somerhill, Kent College, Sevenoaks, Tonbridge and Hilden Grange. For more schools information please visit or ask for a Page & Wells Key Facts for Buyers Guides.

House Approx. Gross Internal Area
1758 sq. ft / 163.3 sq. m

Approx. Gross Internal Area
(Incl. Garage)
1967 sq. ft / 182.8 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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