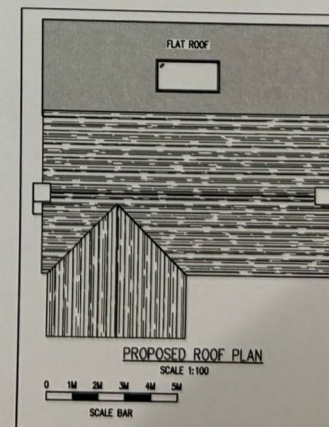
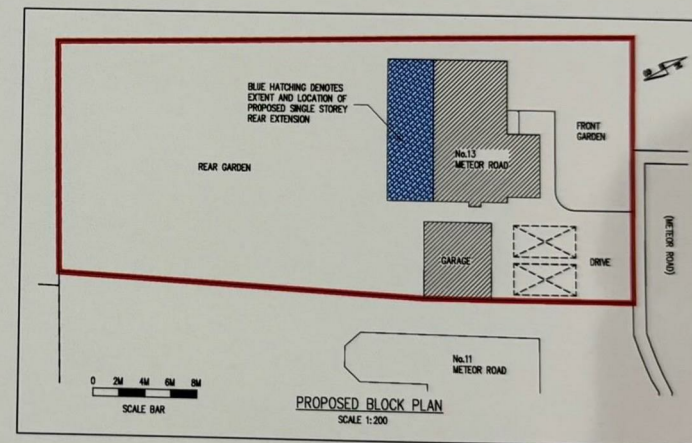
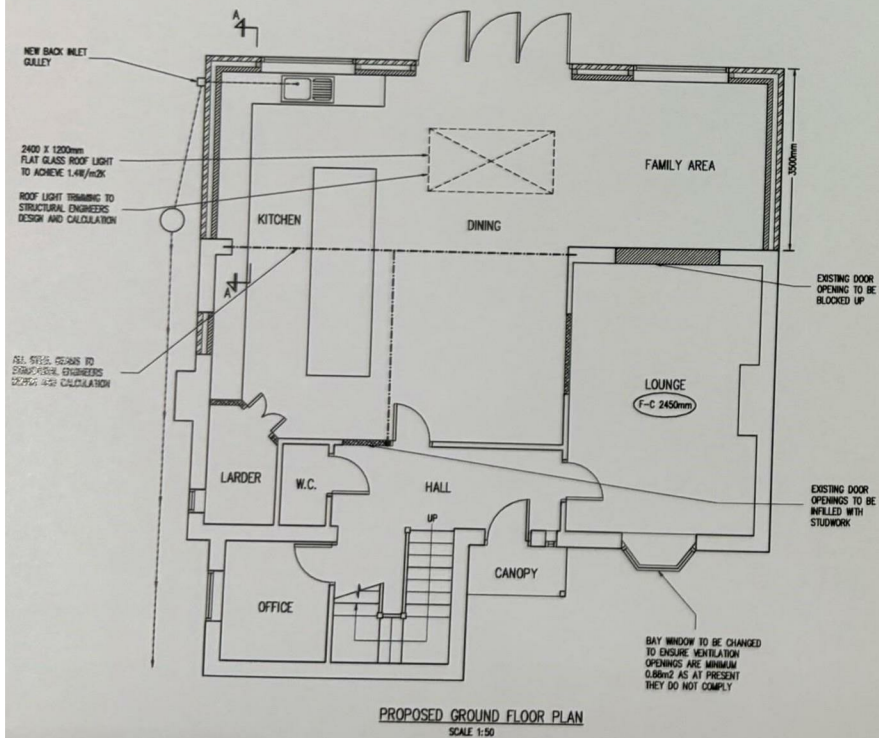
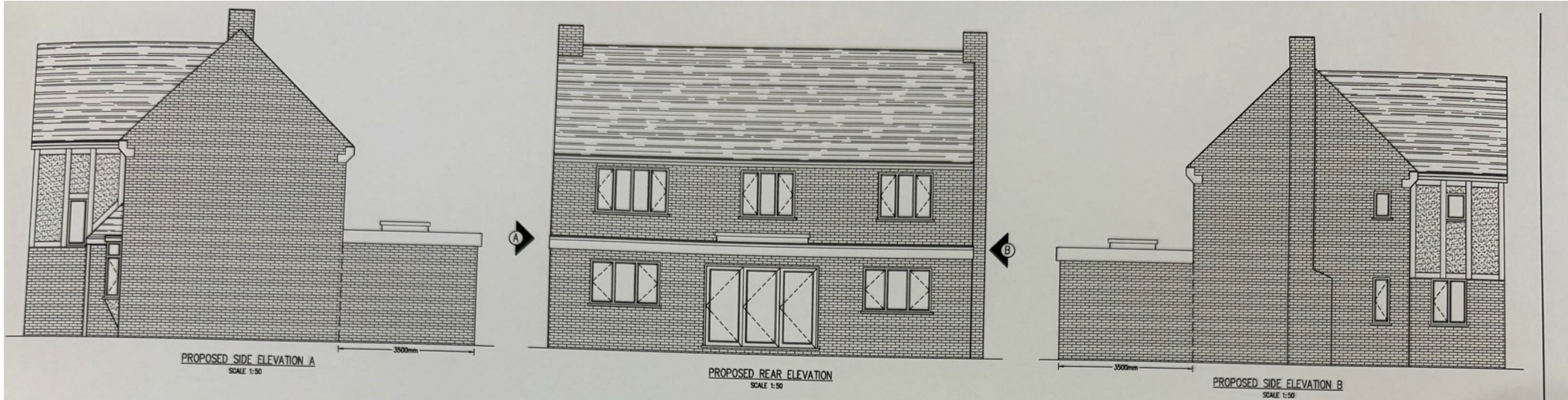




Ibbett Mosely

13 Meteor Road, West Malling, ME19 4TH



NOTE:
ALL STRUCTURAL MEMBERS INCLUDING BEAMS, POSTS, PADSTONES, CONNECTION DETAILS ETC. TO BE JUSTIFIED & CALCULATED BY A QUALIFIED STRUCTURAL ENGINEER.
A CONDITIONAL APPROVAL MAY BE GRANTED FOR ALL STRUCTURAL MEMBERS THE CALCULATIONS MUST BE SUBMITTED TO & APPROVED BY THE COUNCIL PRIOR TO COMMENCEMENT.

Client	MR & MRS PETE HAWKINS	
Job Title	SINGLE STOREY REAR EXTENSION AT 13 METEOR ROAD KATE REED WOOD WEST WALLING KENT ME19 4TH	
ARCHITECTURAL CONSULTANTS  ANDERSON NORTH LIMITED Glen Lodge Priory Chase, East Farleigh Kent ME15 8BT Tel: 01753 525 455 Mob: 07957 627 440		
Scale	A5 SHOWN @ A1	Date
Drawing Title	PROPOSED FLOOR PLAN AND ELEVATIONS	
Drawing No.		Rev.

This great family home set within a popular cul de sac on the edge of Kings Hill and within easy reach of amenities offers a great deal of space with the added benefit of planning permission granted for a large extension to the rear and for you to put your own stamp of this amazing family home with a fantastic sized garden.

Price Guide £825,000 - £850,000

Entrance Hall

The entrance hall is welcoming with a tiled floor and fresh neutral decor. It has space to hang coats and store items, and leads directly to the dining room, kitchen, and study, as well as the stairs to the first floor.

Kitchen

16'2" x 10'11"

The kitchen is fitted with a range of wood-effect base and wall cabinets topped with dark granite-style work surfaces. It is laid with dark floor tiles and has a large window above the stainless-steel sink, filling the space with light. The kitchen includes integrated appliances such as a gas hob with extractor hood and built-in microwave, alongside freestanding American-style fridge freezer. A door provides access to the rear garden.

Living Room

The living room is a bright and spacious area featuring wood-effect flooring and neutral walls. It includes two large leather sofas positioned around a contemporary fireplace with a wood burner. Large windows and a patio door open out to the conservatory and garden beyond, allowing plenty of natural light to stream in.

Dining Room

16'8" x 11'8"

The dining room offers a comfortable space for

- Quiet cul-de-sac location
- Good-sized garden
- Planning permission for extension
- Close to Kings Hill amenities
- Near West Malling station
- Countryside walks nearby
- Popular school catchments
- EPC Rating D
- Price Guide £825,000 - £850,000

family meals, with a solid wood table and six upholstered chairs. The room is bright and airy with wood-effect flooring and a window overlooking the front garden. It is conveniently located adjacent to the living room and kitchen for easy entertaining.

Conservatory

10'7" x 10'5"

The conservatory is a charming addition situated at the rear of the property. It features a brick base with wood-framed windows and a glass roof, allowing for an abundance of natural light and garden views. This versatile space is currently used as a gym area, providing a peaceful spot to exercise or relax while enjoying the surrounding greenery.

Study

7'1" x 6'5"

A useful study on the ground floor ideal for those working from home.

WC

The ground floor cloakroom is fitted with a close-coupled toilet and pedestal basin. It is tiled part way up the walls in grey, complementing the neutral decor and practical flooring.

Landing

The entrance hall is spacious and welcoming, featuring a staircase with white painted wooden spindles and handrail. Natural light filters in





through a window to create a bright landing area at the top of the stairs, where neutral decor and carpeted flooring provide a calm and airy atmosphere.

Bathroom

The bathroom is tiled in soft shades of grey with a subtle decorative band, creating a clean and contemporary feel. It includes a curved panel bathtub with an overhead shower, a stylish basin set in a vanity unit, and a close-coupled toilet. A small window allows for ventilation and natural light.

Master Bedroom

11'5" x 11'4"

The master bedroom is a serene and light-filled space, decorated in neutral tones with a comfortable double bed and bedside units. A large window overlooks the garden, and a built-in wardrobe provides storage. The en suite bathroom is accessed via a door, adding convenience.

Ensuite

The ensuite shower room features a fully tiled interior in light grey tones. It is fitted with a corner shower enclosure, a toilet, and a vanity unit with an inset basin. A window provides natural light and ventilation, maintaining a fresh and bright feel throughout.

Bedroom 2

11'1" x 10'9"

This bedroom is a cosy double room decorated in soft grey tones with carpeted flooring. It features a bed with bedside storage and a chest of drawers, plus a window overlooking the garden, providing a peaceful sleeping space.

Bedroom 3

11'10" x 8'4"

A well-proportioned bedroom with a double bed and simple bedside furniture. The room is carpeted and painted in neutral shades with a large window that fills the space with natural light.

Bedroom 4

8'7" x 8'2"

This bedroom is a comfortable single room featuring carpeted flooring and soft grey walls. The space includes a bed and a chest of drawers, with a window providing garden views and natural light.





Rear Garden

The rear garden is an impressive feature of the property, offering a large expanse of lawn bordered by mature trees and fenced boundaries for privacy. There is a paved patio area adjacent to the rear of the house, ideal for outdoor seating and entertaining. The garden provides a peaceful, green space perfect for family activities, gardening, or relaxing.

Garage

18'6" x 16'8"

The driveway provides ample off-road parking and leads to a detached double garage with twin doors. The garage is spacious and can accommodate two vehicles or offer additional storage and workshop space.



Front Exterior

The property exterior presents a well-maintained and attractive traditional-style detached home with a brick façade and Tudor-style timber framing to the front. The front garden is mostly lawned with mature trees and hedges providing privacy, and a driveway leading to the detached double garage.

Planning Permission

Planning permission has been granted for the property to be extended to the rear giving an open plan feel to the kitchen dining living space. A blank canvass to fish this area in any way you require if you look to take up this option. See the plans on the pictures or on Tonbridge & Malling planning portal.

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 1507 sq. ft / 140.6 sq. m
Garage Approx. Internal Area 310 sq. ft / 28.8 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- D

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