



Ibbett Mosely

38 Norman Road, West Malling, ME19 6RL



A wonderful detached family home with large double bedrooms, ensuite to master and modern kitchen.

Built in the late 1980's on the site of the old Raymar Cinema the house carries its name.

The property is to be sold with NO ONWARD CHAIN.

Guide Price £600,000

- Three double bedrooms
- Ensuite to master bedroom
- Modern kitchen with island
- Added Conservatory
- Garage and driveway
- Near West Malling High Street & Mainline Station
- No onward chain
- Backs onto cricket pitch & recreation area
- EPC Rating D - Council Tax Band F
- Guide Price £600,000

Entrance Hall

The entrance hall welcomes you with a well-lit, tiled floor that features a subtle pattern. Neutral walls and a carpeted staircase with a wooden bannister lead to the first floor. The space is practical with a coat cupboard and convenient access to the ground floor WC and living areas.

Sitting Room

18'3" x 13'6"

The sitting room is a spacious, light-filled space with a large bay window allowing natural light to flood the room. A central brick fireplace provides a cosy focal point, complemented by soft, neutral carpeting and walls. The room opens to the dining room through a set of double doors, creating a flexible flow for entertaining or family living.

Dining Room

14'5" x 10'1"

The dining room is an elegant space with a classic wooden dining table and chairs that comfortably seat six. Large windows and glass doors provide plenty of daylight and

access to the conservatory, creating an inviting atmosphere for meals and gatherings. Neutral tones on the walls and carpet keep the room feeling warm and timeless.

Kitchen

15'6" x 11'3"

The kitchen is a bright and spacious area fitted with sleek white cabinetry and contrasting dark countertops. It features a central island with seating for casual dining, built-in double ovens, and a stainless steel extractor hood above the hob. The room benefits from ample natural light through a large window over the sink and a door leading out to the conservatory, enhancing its airy and welcoming feel. The tiled floor and recessed ceiling lights add to the modern and practical design of this kitchen.

Conservatory

14'1" x 8'7"

The conservatory is a charming, light-filled space with large glazed windows and a glass roof that offer uninterrupted views of the garden. Tiled flooring extends the





practical yet inviting feel, and a door leads out to the garden patio, making it perfect for enjoying the outdoors throughout the year.

WC

The WC on the ground floor offers a practical and neat space with white sanitary ware, including a pedestal basin and toilet. A small window allows natural light to brighten the room, which is finished with classic black and white tiled flooring for easy maintenance.

Master Bedroom

13'9" x 13'1"

The master bedroom is a generously sized room featuring large windows that provide plentiful natural light. The room includes built-in mirrored wardrobes offering ample storage and an en suite shower room with modern fixtures. Neutral décor and carpeting create a calm and restful atmosphere.

Bedroom 2

12'2" x 12'1"

This bedroom is well-proportioned with two windows to let in natural light. It features neutral walls and carpeting, with built-in mirrored wardrobes providing generous storage. The room is comfortable and bright, suitable as a single or double bedroom.

Bedroom 3

13'9" x 8'11"

A smaller bedroom with twin single beds and mirrored wardrobes, offering practical accommodation with natural light from two windows. The room is simply decorated, providing a quiet and restful space.

Bathroom

The family bathroom features a corner bath with a shower attachment, a bidet, and a toilet, all arranged comfortably. Light-coloured tiling and a frosted window provide privacy and brightness, creating a fresh and clean space.





Rear Garden

The rear garden extends beyond the conservatory and has a paved patio area with mature shrubbery and climbing plants on fencing for privacy. The garden is a pleasant outdoor space to relax or entertain, with a mix of greenery and a pathway leading through the lawn to natural surroundings beyond.

Garage

18'6" x 9'7"

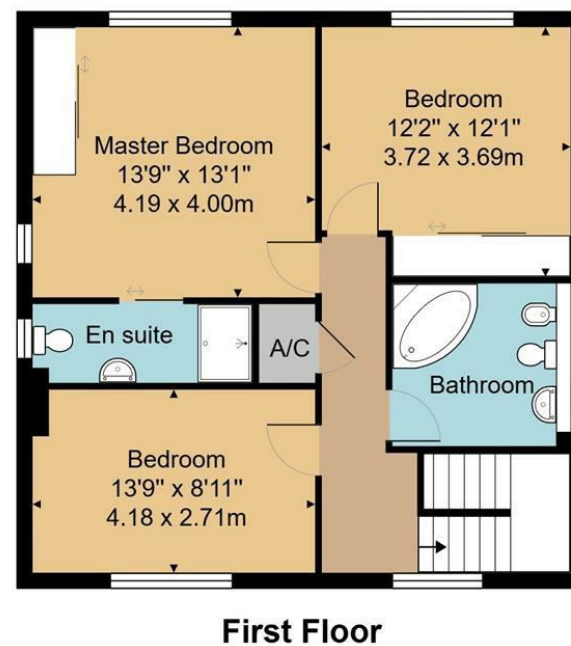
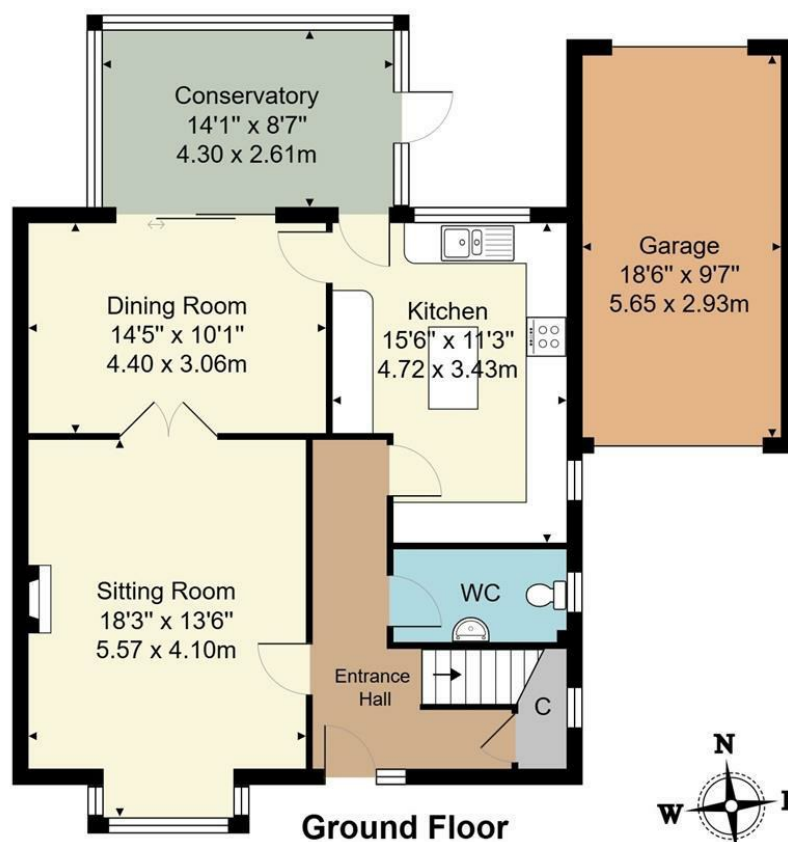
The garage is a single-car space with direct access from the driveway. It is attached to the side of the house and provides convenient parking and storage options with rear and side access to garden making for a flexible addition to the home.



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
1529 sq. ft / 142.1 sq. m

Approx. Gross Internal Area
(Incl. Garage)
1715 sq. ft / 159.4 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.

Ibbett Mosely

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EPC Rating- D

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