



Ibbett Mosely

41 Offham Road, West Malling, ME19 6RB



This stunning extended detached bungalow is immaculately presented and offers a turn key solution to buyers looking for modern living with open plan spaces including a large orangery open to the garden via bifold doors.

Parking is easy with a large block paved drive and electric car charger.

Guide Price £850,000 to £875,000

### Entrance Hallway

A bright hallway linking all areas with wood effect flooring connecting the bedrooms to the front of the property and the living spaces at the heart and rear of the home.

### Living / Dining Room

27'8" x 11'5"

This open plan living and dining room flows effortlessly from the kitchen and offers a bright and inviting space. It features multiple windows and doors that bring in plenty of natural light, while the room is finished with wood-effect flooring and neutral walls, providing a warm and versatile environment for both relaxation and entertaining. It links into all living rooms and offers a quiet reading space remaining socially connected to the heart of the home.

### Kitchen

24'1" x 13'10"

The kitchen is a bright and spacious hub featuring a central island, complemented by cream cabinetry and wood work surfaces. Equipped with a large range cooker and a traditional subway tile splashback, this

- Extended Detached bungalow in Central West Malling
- Flexible study or extra bedroom
- Orangery with bifold doors
- Open plan living dining kitchen
- Modernised throughout
- Air conditioned bedrooms
- Parking for multiple cars
- Electric car charger included
- Stunning finish throughout
- EPC Rating C - Council Tax - Band E

kitchen seamlessly flows into the dining area, which offers ample space for a large dining table and enjoys multiple windows that fill the room with natural light. The dining area leads through to a welcoming lounge space, creating a generous open-plan living environment.

### Lounge

14'11" x 11'6"

The lounge offers a cosy space with a charming wood-burning stove set within a traditional fireplace surround, providing a homely focal point. This room features soft lighting, wood-effect flooring, and neutral decor that complements the adjoining family room.

### Orangery / Family Room

23'3 x 12'11

The orangery is a great added space offering light through skylights to the ceiling and a wall of glass offering access to the garden via bifold doors, creating a seamless indoor-outdoor living experience. Stunning.





### **Bedroom 1** 13'2" x 12'8"

Bedroom 1 is a spacious and tranquil room featuring wood-effect flooring and neutral walls, creating a calm and restful atmosphere. It benefits from an en suite bathroom, adding convenience and privacy. An air conditioning unit provides heat as well as cooling throughout the year.

#### **En suite**

The en suite bathroom connected to the master bedroom is modern and well-appointed, featuring a bath, a walk in shower, a toilet, and a basin. It is finished with neutral tiled walls and flooring.

### **Bedroom 2** 10'7" x 9'1"

Bedroom 2 is a comfortable double room with wood-effect flooring and soft neutral tones, providing a peaceful retreat. It is conveniently located adjacent to the shower room opposite the main bedroom. Again air conditioning is provided.

#### **Shower Room**

The shower room is fitted with a walk-in shower, toilet, and basin. It features contemporary tiling in neutral tones for a fresh and clean feel.

### **Study / Bedroom 4** 10'7" x 9'8"

The study is a quiet, well-lit space with built-in storage cupboards, perfect for working from home or as a private retreat. It has wood-effect flooring and neutral walls that allow for a calm working environment.

### **Bedroom 3** 13'0" x 9'7"

Bedroom 3 is another double room and is bright and airy with wood-effect flooring and neutral walls. It provides ample space and benefits from built-in cupboards for additional storage.





## Rear Garden

The rear garden is a generous, beautifully maintained space featuring a large lawn bordered by mature trees and shrubs. A wide paved terrace runs alongside the house and the orangery's bi-fold doors, offering plenty of space for outdoor seating and dining. The garden enjoys a peaceful, private setting with a mix of planting beds and open grass areas, ideal for relaxation and outdoor enjoyment. It wraps around to the side of the home including a pagoda with climbing plants that truly come to life in spring and summer.

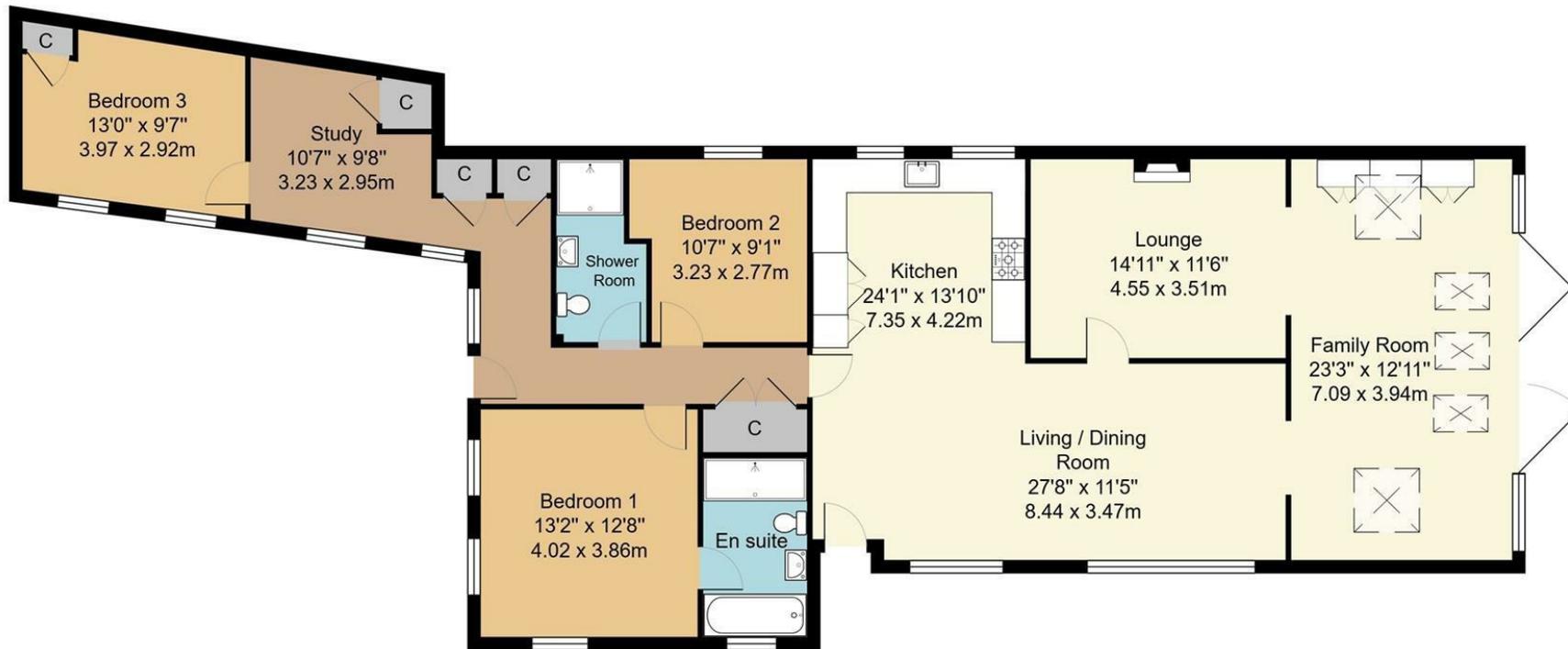
## Front Drive

The front exterior offers a spacious, paved driveway, providing ample off-road parking. The property is set back from the road with mature planting lining the boundary, lending privacy and a welcoming feel. It offers plenty of space and the current vendor parks a motor home easily. A charging point for modern electric cars is provided.

## 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.





Approx. Gross Internal Area 1749 sq. ft / 162.5 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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