



Crosby House

Sandy Lane, Ryarsh, West Malling, ME19 6TG

Asking Price Of £525,000

Property Features

- Desirable location.
- Semi Rural Location - Located just on the outskirts of West Malling
- Enormous Potential for Improvement/Extension Subject to usual Planning Permission.
- Close to motorway networks.
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Full Description

Rarely Available – Urban Estates are thrilled to Offer to the market this Delightful 3 Bedroom semi detached House, Full of character with Enormous Potential for Improvement/Extension Subject to usual Planning Permission. Ideally Located close to the picturesque village of West Malling (offering a selection of independent shops, Restaurants and bars, including all the standard amenities one would expect) and within easy access to the Motorway Networks.

A Good Size property on a generous Plot, with excellent potential for Extending to the side and rear, (STPP) giving the ambitious the perfect opportunity in creating a unique family home.

On arriving at the property you find a Driveway to side and garage, Offering Off Road parking for approximately 4 cars, the Gardens really make this property and consist of Mature Trees, Shrubs, Outhouses, Sheds, Flower Beds, and a Delightful Summer House backing on the a horse paddock.

You will Really Feel you have escaped to the country.

Inside you will find an Entrance Hall, Lounge, Separate Dining room both with a Double Aspect allowing lots of Light and French doors leading to the Rear Garden, The Country Style Kitchen includes Integrated Appliances and Granite Work Tops. Upstairs comprises of 3 Double bedrooms and the Family Bathroom.

ENTRANCE HALL

Tiled floor, Radiator, Under stair Storage Cupboard, Doors to all rooms, Stairs to 1st Floor

LOUNGE

13' 08" x 10' 11" (4.17m x 3.33m)

Wooden flooring, Open Fire Place, Radiator, Bay window to front, Window to side.

DINING ROOM

13' 11" x 10' 11" (4.24m x 3.33m)

Tile Floor, Open Fire Place, Window to side, French Doors to Rear, Radiator

KITCHEN



09' 10" x 9' (3m x 2.74m)

Tiled Floor, Radiator, Window to rear, Fitted Wall and Base Units, Granit Work Tops and Upstands, Integrated Microwave, Dishwasher, Fridge and freezer, Built in Oven, Ceramic Hob and Extractor Hood.

STAIRS AND LANDING

Carpet as Laid, Window to front, 2 Storage cupboards, Loft Hatch

BEDROOM 1

10' 11" x 09' 08" (3.33m x 2.95m)

Capet as Laid, Bay Window to Front, Radiator, Built in cupboard.

BATHROOM

08' 01" x 06' (2.46m x 1.83m)

Tiled Floor, 2 Frosted Windows to side, Radiator, Roll Top Bath Tub, Wash Hand Basin, Shower, Low Level WC.

BEDROOM 2

10' 10" x 09' 06" (3.3m x 2.9m)

Carpet as Laid, Open Fire Place, Radiator, Window to Rear

BEDROOM 3

10' 08" x 10' 01" (3.25m x 3.07m)

Carpet as laid, Radiator, Window to Rear

FRONT GARDEN

DRIVEWAY

GARAGE

REAR GARDEN

PATIO

SUMMER HOUSE

12' 09" (3.89m)



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

