

**PERIOD HOMES**

By Simon Miller



## Birling Road

Ryarsh, West Malling ME19 5LS

• GUIDE PRICE: £700,000-£740,000

**Guide Price £700,000**



Local Authority  
Council Tax Band G  
EPC Rating



Denotes restricted head height



### Birling Road, Ryarsh, West Malling, ME19

Approximate Area = 1601 sq ft / 148.7 sq m (excludes carport)  
 Limited Use Area(s) = 54 sq ft / 5 sq m  
 Garage = 364 sq ft / 33.8 sq m  
 Total = 2019 sq ft / 187.5 sq m  
 For identification only - Not to scale



RICS Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Simon Miller & Company. REF: 1180469

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