



Old School Lane, West Malling, ME19  
Approximate Area = 1206 sq ft / 112 sq m (excludes void)  
For identification only - Not to scale

**Titch Cottage, Old School Lane, Ryarsh, Kent, ME19 5LP**

**GUIDE PRICE: £600,000-£640,000**

**EPC RATING: C**







**An extended and completely modernised 3/4 bedroom property. The present owners have spared no expense on improving their family home, of which incorporates a double story extension, a new kitchen, bathroom, cloakroom, windows, etc, to name but a few. There is a rear garden and parking/driveway to front.**

**The property is located in a no-through-road in the popular and desirable village of Ryarsh, on the outskirts of West Malling. Please contact the office to arrange a key accompanied viewing.**

**Freehold  
EPC: C  
Council Tax: D  
Full Fibre Broadband Not Yet Available**



- **A COMPLETELY REFURBISHED HOME**
- **3/4 BEDROOMS AND FLEXIBLE ACCOMMODATION**
- **WONDERFUL VILLAGE LOCATION**

- **DRIVEWAY/PARKING TO FRONT**
- **NO ONWARD CHAIN**
- **READY TO VIEW NOW**

**TAKE A LOOK AT: [WWW.SIMONMILLER.CO.UK](http://WWW.SIMONMILLER.CO.UK)**

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Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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