



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





Beautifully Extended and Fully Modernised 3/4 Bedroom Home in Desirable Village Location
 This superbly presented 3/4 bedroom property has been thoughtfully extended and comprehensively modernised throughout, offering spacious and versatile accommodation ideal for modern family living. The current owners have spared no expense in transforming the property, which now benefits from a high-quality double-storey extension.
 Key features include a contemporary fitted kitchen, stylish bathroom, modern cloakroom, new double-glazed windows, and much more — all finished to an exceptional standard.
 Externally, the property boasts a private rear garden and ample off-road parking via a driveway to the front.
 Situated in a quiet no-through road in the sought-after village of Ryarsh, on the outskirts of West Malling, this home enjoys a peaceful setting while remaining within easy reach of local amenities, transport links, and excellent schools.
 Early viewing is highly recommended. 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

TH2909230625

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.

777-779 LONDON ROAD, LARKFIELD, AYLESFORD, KENT, ME20 6DE | 01732 875 706 | LARKFIELDSALES@SIMONMILLER.CO.UK