



100 Park Farm Road, Ryarsh, Kent, ME19 5JX

ASKING PRICE: £475,000  
EPC RATING: E







**Very attractive three bedroom terraced property set in a delightful semi-rural location with a much larger than average garden which has a poly tunnel - so if you are a keen gardener there is plenty of space and opportunity as there is also a large summerhouse/workshop. Accommodation is set over three floors with an en-suite bathroom to the master bedroom, fitted kitchen with integrated appliances and sitting room with fireplace and cast iron wood burning stove.**  
**Outside Front - Paved driveway with off road parking, outside light and electric vehicle charging point.**  
**Outside Rear - Enclosed fenced rear garden with access gate, wooden shed and summerhouse/workshop, poly tunnel, rest laid to lawn.**  
**Location - This popular village has local primary school, village hall, public house and church with a good range of shopping facilities available at West Malling which is about 2.5 miles away. West Malling station serves Victoria and Charing Cross and access to the M20 motorway is approx 1 mile.**  
**Please contact the office to arrange a look inside.**

**Freehold**  
**EPC: E**  
**Council Tax: C**  
**Full Fibre Broadband Due 2026**



- **A THREE BEDROOM COTTAGE**
- **FANTASTIC COUNTRYSIDE SETTING**
- **APPOINTED OVER THREE LEVELS**

- **AMAZING COUNTRYSIDE GARDEN**
- **DRIVEWAY TO FRONT FOR TWO VEHICLES**
- **MUST VIEW INTERNALLY**

**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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