



**London Road**  
Ryarsh ME19 5AJ  
£535,000



**COUNTRY HOMES**

## Ryarsh ME19 5AJ

In an elevated position set back on London Road in Ryarsh, this delightful semi detached house offers a perfect blend of comfort and style. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space. The property boasts two inviting reception rooms, providing ample room for relaxation and entertaining guests.

One of the standout features of this residence is its picturesque views of the North Downs, which can be enjoyed from various vantage points throughout the home. The extended rear of the house enhances the living space, allowing for a seamless flow between indoor and outdoor areas.

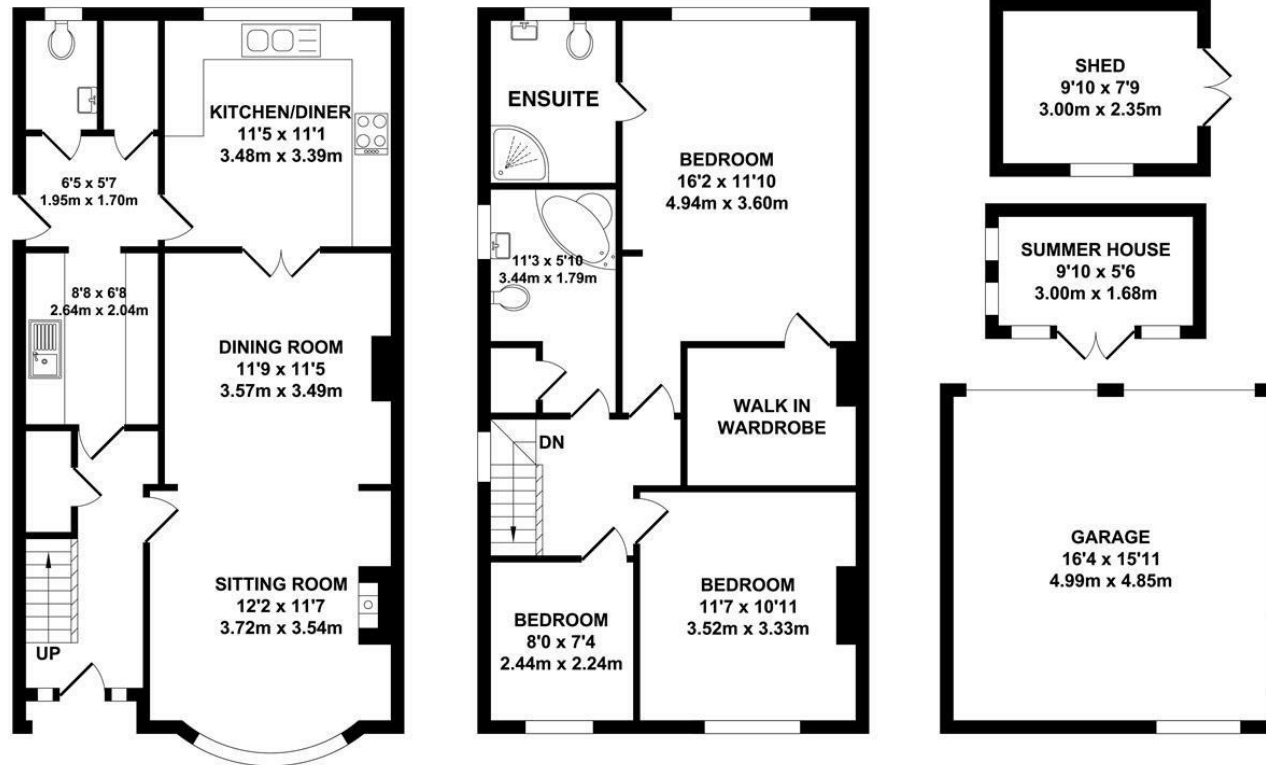
The property also includes two bathrooms, ensuring convenience for all occupants. A south-facing garden invites plenty of natural light, making it a perfect spot for gardening enthusiasts or for enjoying sunny afternoons with family and friends.

For those with vehicles, parking is available to the rear, complemented by a garage that offers additional storage or workshop space. This home is not just a place to live; it is a sanctuary that combines the beauty of its surroundings with practical living.

In summary, this three-bedroom semi-detached house on London Road is a rare find, offering a wonderful lifestyle in a picturesque setting. With its spacious interiors, stunning views, and convenient amenities, it is a property that truly deserves your attention. Call now to view.

- NORTH DOWN VIEWS
- 3 BEDROOMS
- PARKING WITH DRIVEWAY TO REAR
- EXTENDED TO THE REAR
- IMMACULATE CONDITION
- PERFECT FAMILY HOME
- IDEAL LOCATION, CLOSE TO WEST MALLING HIGH STREET
- VIEWING ENCOURAGED





**GROUND FLOOR**  
 APPROX. FLOOR AREA  
 653 SQ.FT.  
 (60.67 SQ.M.)

**FIRST FLOOR**  
 APPROX. FLOOR AREA  
 653 SQ.FT.  
 (60.69 SQ.M.)

**OUTBUILDINGS**  
 APPROX. FLOOR AREA  
 391 SQ.FT.  
 (36.29 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1697 SQ.FT. (157.65 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





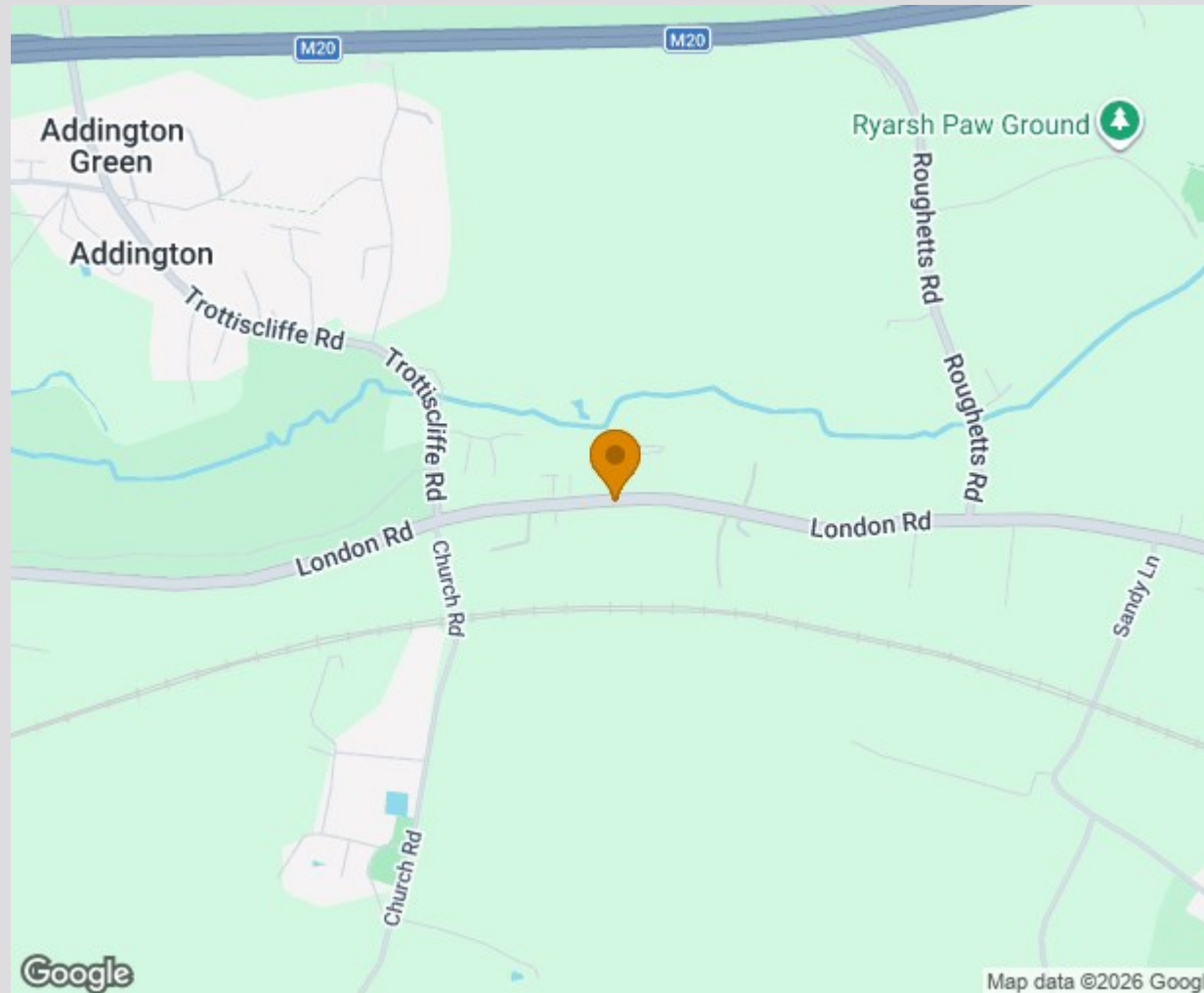
## Location Map

Tenure: Freehold

Council tax band: D

### AML WM

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before the property can be removed from the open market and advertised as 'sold subject to contract' and before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



TO VIEW CONTACT: 01732 87 11 11 [westmallings@khp.me](mailto:westmallings@khp.me)

[www.khp.me](http://www.khp.me)



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