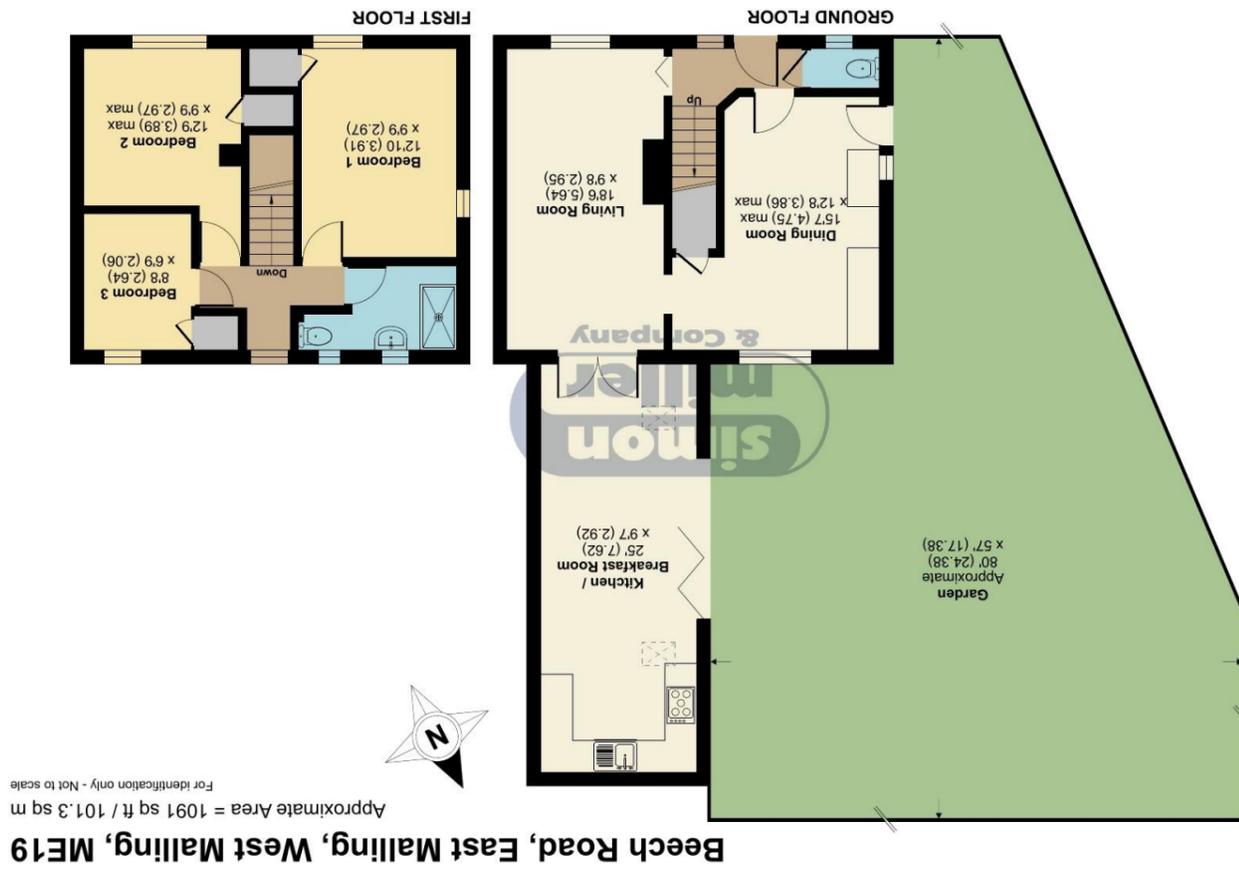


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Simon Miller & Company. REF: 1239904



30 Beech Road, East Malling, Kent, ME19 6DJ

ASKING PRICE: £425,000
EPC RATING: C





Tucked away in a private walkway on a desirable corner plot, this beautifully extended three-bedroom semi-detached home offers a perfect blend of privacy and modern living in the heart of the popular Clare Park development in East Malling.

Upon entering, you are welcomed by a spacious ground floor layout, featuring two versatile reception rooms—one of which was formerly the kitchen, now providing a flexible space ideal for a home office, playroom, or snug. A downstairs cloakroom adds convenience, but the real showstopper is the extended open-plan kitchen/diner at the rear of the property.

Flooded with natural light thanks to Velux windows and bi-fold doors, this contemporary space seamlessly blends indoor and outdoor living. With high-spec modern appliances and a spacious dining area, it serves as the heart of the home—perfect for entertaining or enjoying family time, especially in the summer months when the bi-fold doors open onto the garden.

Upstairs, you'll find two generous double bedrooms, both with built-in storage, along with a well-proportioned single bedroom, also featuring storage solutions.

Situated in a highly convenient location, this home is within walking distance to East Malling train station, offering excellent transport links. Families will also appreciate the close proximity to the popular local secondary school, as well as the charming village amenities, scenic parks, and countryside walks that East Malling has to offer.

With its rare combination of privacy, space, and modern convenience, this home is an ideal choice for families or professionals looking to settle in a sought-after location.

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



- Three Bedroom Extended Semi Detached Home
- Desirable Corner Plot
- Open Plan / Kitchen Diner With Bi-Fold Doors

- Downstairs Cloakroom
- Two Reception Rooms
- Large Garden

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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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