

Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
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35 The Old Road, East Malling, Kent, ME19 6GY

OFFERS IN EXCESS OF: £550,000

EPC RATING: B





A pristine four-bedroom detached home in the highly sought-after "The Sweetings" development, East Malling.
Nestled in a quiet corner of this desirable development—established just two years ago—this immaculate property enjoys enviable dual-aspect views across the neighbouring park, creating a peaceful and picturesque setting from the moment you arrive.
The home offers excellent kerb appeal with a private driveway providing parking for several vehicles, as well as a single garage with both front and rear external access.
Inside, the property is presented in show home condition. The current owner has maintained it beautifully, meaning the next owners can simply move straight in with no work required.
You are welcomed into a generous entrance hallway, where you will find a convenient downstairs WC. To the right, the bright and spacious living room boasts dual-aspect windows, flooding the space with natural light throughout the day.
Exiting the living room and back into the hallway, the stylish open-plan kitchen and dining area are straight ahead of you and is ideal for modern family living and entertaining. From here, French doors open onto a private, non-overlooked rear garden. This attractive outdoor space features a contemporary pergola installed by the current owner, creating a fantastic sheltered seating area perfect for year-round enjoyment. The garden also provides a side gate leading to the driveway and additional access into the garage.
Upstairs, the property continues to impress with four generously sized bedrooms. The master bedroom benefits from a sleek en-suite shower room as well as substantial built-in storage. Additional practical features include a part-boarded loft with built-in ladder, offering valuable extra storage space.
This exceptional home combines modern comfort, thoughtful upgrades, and a superb quiet location—making it an outstanding opportunity for anyone seeking a premium family property in East Malling.

Freehold
EPC: B
Council Tax Band: F
Full Fibre Broadband Available Now
Service Charge: £290.75 P/A



- NO ONWARD CHAIN!
- BEAUTIFULLY PRESENTED DETACHED HOME
- DRIVEWAY & GARAGE

- DUAL ASPECT VIEW OVERLOOKING PARK
- EN-SUITE TO MASTER & DOWNSTAIRS WC
- PRIVATE REAR GARDEN WITH STYLISH PERGOLA

TAKE A LOOK AT: 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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