



FOR SALE
Ibbett Mosely
IbbettMosely.co.uk
01732 842668

Ibbett Mosely

Elm Crescent, East Malling, West Malling ME19 6DF
Offers In Excess Of £450,000



Elm Crescent, West Malling, ME19 6DF

EXTENDED SEMI DETACHED HOUSE WITH THREE DOUBLE BEDROOMS, A FULLY ENCLOSED GARDEN TO THE REAR AND A PRIVATE DRIVEWAY AFFORING OFF ROAD PARKING FOR UP TO SIX CARS.

- Extended Family Home
- Three Double Bedrooms
- Family Bathroom
- Master with Walk Through Wardrobe & En Suite Shower Room
- Sitting Room
- Kitchen / Dining Room
- Conservatory
- Enclosed Rear Garden
- Large Private Driveway
- Further Potential

A fantastic opportunity to acquire an extended three-bedroom semi detached family home. The property offers spacious and flexible living accommodation, a good sized enclosed garden to the rear and a private driveway that affords off road parking for up to six cars to the front.

The property offers scope to extend further STPP.

ACCOMODATION

The property comprises a sitting room, conservatory, fitted kitchen / dining room and utility area. A WC completes the ground floor accommodation.

The first floor has three double bedrooms and a family bathroom. The master bedroom has the benefit of a walk through wardrobe and en suite shower room.

PRIVATE DRIVEWAY

A block paved private driveway affords off road parking for up to six cars.

ENCLOSED REAR GARDEN

The rear garden is fully enclosed and is mainly laid to lawn with mature planting to the borders.

EAST MALLING

The olde worlde village of East Malling possesses an interesting collection of period properties and a historic church. Local amenities include a post office, schools, public houses, railway station (Ashford - London) and access to the M20 motorway about 2 miles.

Nearby is the historic market town of West Malling with a broad high street of specialist shops, as well as doctor's surgery, Post Office, Boots Pharmacy and Tesco stores and a great selection of restaurants and public houses. West Malling and Borough Green railway stations serve London (Victoria). Tonbridge, Sevenoaks and the County Town of Maidstone town centres offer a wide range of shopping, educational and leisure facilities as well as main line stations (Charing Cross/Cannon Street). There are a good number of well regarded state and independent schools in the area. There is easy access to the M20's Junction 4 which links to the M26/M25 Motorway network, Dartford Tunnel, Channel Tunnel Terminus and ports, Heathrow and Gatwick International Airports, London and suburbs. There are golf courses at Wrotham Heath, Kings Hill and Addington and indoor leisure centres at Larkfield and Kings Hill.

Also in close proximity are the villages of Wateringbury and Teston which between them have excellent local amenities such as post office stores, grocers, newsagents and the popular Farmers Farm Shop.

TONBRIDGE & MALLING BOROUGH COUNCIL

Tax Band C

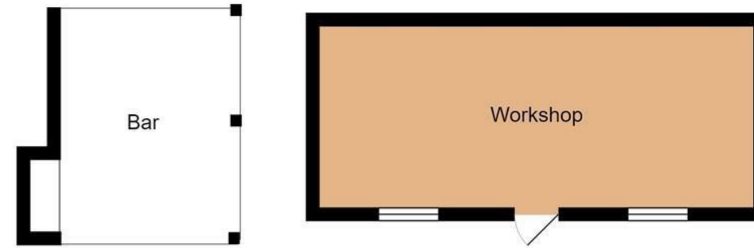
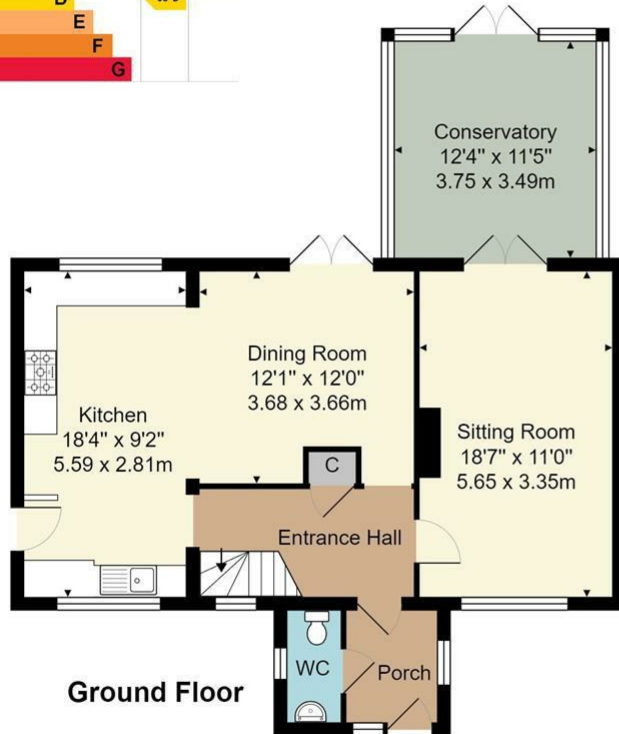
EPC RATING D

<https://find-energy-certificate.service.gov.uk/energy-certificate/2553-6192-3122-1328-7811>





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	69 D	80 C
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area 1466 ft² ... 136.2 m² (excluding workshop, bar)

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 or tenant. 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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West Malling 01732 842668

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