



Ibbett Mosely

Rocks Close, East Malling, West Malling ME19 6AE
Price Guide £700,000



Rocks Close, East Malling, ME19 6AE

NESTLED AT THE END OF THIS SOUGHT AFTER CUL-DE-SAC, THIS LARGE ATTRACTIVE HOME OFFERS ALL THE SPACE A FAMILY COULD NEED.

THE PROPERTY OFFERS FLEXIBLE LIVING OPTIONS AND IN ADDITION THE GARAGE CONVERSION PROVIDES AN ADDITIONAL FIFTH BEDROOM WITH THE POTENTIAL TO INCORPORATE A BATH/SOWER ROOM TO CREATE A GROUND FLOOR GRANNY OR STUDENT ANNEX.

ONE NOT TO BE MISSED & CHAIN FREE.
PRICE £700,000 - £725,000 Guide Price.

- Detached Family Home
- Four Bedrooms Master with en-suite
- Bedroom Five or Additional Family Room
- Kitchen / Diner
- Lounge & Study
- Ample Off Street Parking
- Utility Room
- One minute walk to East Malling Station
- Private Sunny Garden
- CHAIN FREE Price £700,000 - £725,000

PRICE £725,000 Nestled in the charming area of Rocks Close, East Malling, this delightful house offers a perfect blend of comfort and convenience. The property is situated in a peaceful neighbourhood, making it an ideal retreat for families and professionals alike.

As you approach the house, you will be greeted by its attractive façade, which hints at the warmth and character that lies within. The interior boasts a well-thought-out layout, providing ample space for both relaxation and entertaining. Natural light floods the living areas, creating a welcoming atmosphere throughout the home.

The kitchen is a highlight, designed with functionality in mind, making it a joy for any home cook. It is well-equipped and offers plenty of storage, ensuring that meal preparation is both easy and enjoyable. Adjacent to the kitchen, the dining area provides a lovely space for family meals or gatherings with friends.

The bedrooms are generously sized, offering a peaceful sanctuary for rest and rejuvenation. Each room is designed to maximise comfort, with the potential for personalisation to suit your style. The bathrooms are modern and well-appointed, ensuring convenience for all residents.

Outside, the property features a lovely garden, perfect for enjoying the fresh air or hosting summer barbecues. The surrounding area is rich in local amenities, including shops, schools, and parks, making it a highly desirable location for families.

In summary, this house in Rocks Close, East Malling, presents an excellent opportunity for those seeking a comfortable and inviting home in a tranquil setting. With its appealing features and convenient location, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this lovely property your own.

EAST MALLING

The old world 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, 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 Watlington and Teston which between them have excellent local amenities such as post office stores, grocers, newsagents and the popular Farmers Farm Shop.

ACCOMMODATION

Positioned in a quiet cul de sac this home has great kerb appeal, setting the tone for its spacious interior with all that a modern family needs.

Neutrally decorated throughout the property has an entrance hall, with doors leading to the study, lounge and kitchen / dining area. The useful office/study is ideal for those that work from home to have a designated area. The lounge with feature fireplace has a window and door opening onto the rear garden. The kitchen / diner has a range of built in appliances and storage units with a peninsular unit with space for stalls below. There are also double opening doors to the lounge which can be opened to create a more open plan look and feel. A door from the kitchen leads to the utility room through which you can access the large fifth bedroom or additional living space to be used to however suits your families requirements.

Upstairs, all four bedrooms would suit a double bed and the master has the benefit on an ensuite bathroom. A family bathroom looks after the other three bedrooms.

GARDEN

Externally the garden is level and mainly laid to lawn and is a good size for this type of property which benefits from morning and evening sunshine. There is scope to the side of the property to further extend and provide additional accommodation subject to all the necessary planning consent being obtained. An access gate could be added for quick access to East Malling Railway Station.

PARKING AND DRIVEWAY

To the front there is a driveway that gives good parking for the family and visitors.

TONBRIDGE & MALLING BOROUGH COUNCIL
Band F

EPC - C

<https://find-energy-certificate.service.gov.uk/energy-certificate/2732-1011-0263-8752-8204>





Ground Floor



First Floor

Approx. Gross Internal Area 1625 ft² ... 151.0 m²

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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