



## Wateringbury Road

East Malling ME19 6JE

£1,100,000



COUNTRY HOMES

## East Malling ME19 6JE

Welcome to this stunning detached house located in a secluded position set back from Wateringbury Road in the charming area of East Malling. This property boasts four spacious bedrooms, perfect for a growing family or those in need of extra space. With four reception rooms, there is ample room for entertaining guests or simply relaxing with loved ones.

The two bathrooms, including an ensuite, provide convenience and luxury for the residents. Imagine starting your day with a refreshing shower in your ensuite bathroom, getting ready for the day ahead.

One of the highlights of this property is the balcony, offering a lovely outdoor space to enjoy a morning coffee or unwind after a long day. The large plot on which the house sits provides endless possibilities for gardening enthusiasts or those looking to create their own outdoor oasis as well as providing the opportunity to extend and redesign, subject to the necessary consents.

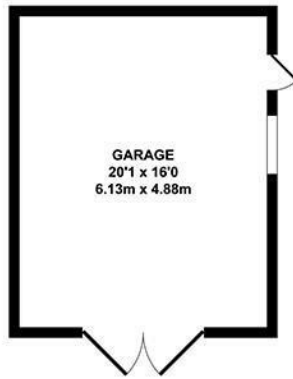
Parking will never be an issue with ample space, accessed from a shared entrance leading up to the private drive along with a double garage. This feature is not only convenient but also ensures that your vehicles are secure and protected from the elements.

The potential of this property is truly exciting, whether you are looking to move in and enjoy it as it is or add your own personal touch to make it your dream home. Don't miss out on the opportunity to own this fantastic property in East Malling.

Call now to arrange your viewing.

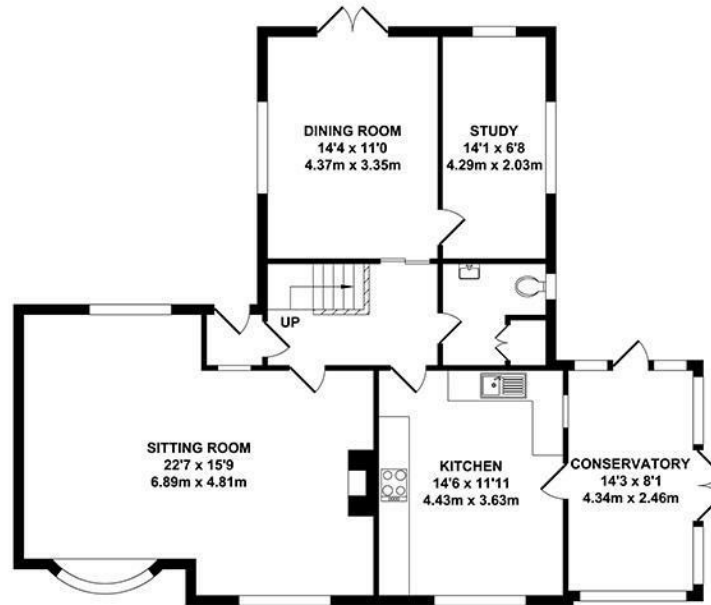
- Detached house
- Large plot in semi rural location
- Set back from the road
- Potential (stp)
- Balcony
- Ensuite
- 4 bedrooms
- 4 receptions
- Ample parking and double garage
- Viewing encouraged





**GARAGE**  
20'1 x 16'0  
6.13m x 4.88m

**GARAGE**  
APPROX. FLOOR AREA  
322 SQ.FT.  
(29.91 SQ.M.)



**DINING ROOM**  
14'4 x 11'0  
4.37m x 3.35m

**STUDY**  
14'1 x 6'8  
4.29m x 2.03m

**SITTING ROOM**  
22'7 x 15'9  
6.89m x 4.81m

**KITCHEN**  
14'6 x 11'11  
4.43m x 3.63m

**CONSERVATORY**  
14'3 x 8'1  
4.34m x 2.46m

**GROUND FLOOR**  
APPROX. FLOOR AREA  
1052 SQ.FT.  
(97.70 SQ.M.)



**BALCONY**

**BEDROOM**  
14'2 x 12'10  
4.33m x 3.92m

**ENSUITE**

**DN LANDING**

**BEDROOM**  
8'8 x 6'6  
2.63m x 1.97m

**BEDROOM**  
14'5 x 11'11  
4.40m x 3.63m

**BEDROOM**  
12'0 x 7'9  
3.66m x 2.35m

**FIRST FLOOR**  
APPROX. FLOOR AREA  
803 SQ.FT.  
(74.63 SQ.M.)

**TOTAL APPROX. FLOOR AREA 2177 SQ.FT. (202.24 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 | A |         |           |
|   | B |         |           |
|   | C |         |           |
|   | D |         |           |
|   | E |         |           |
|   | F |         |           |
| Not energy efficient - higher running costs | G |         |           |

England & Wales EU Directive 2002/91/EC

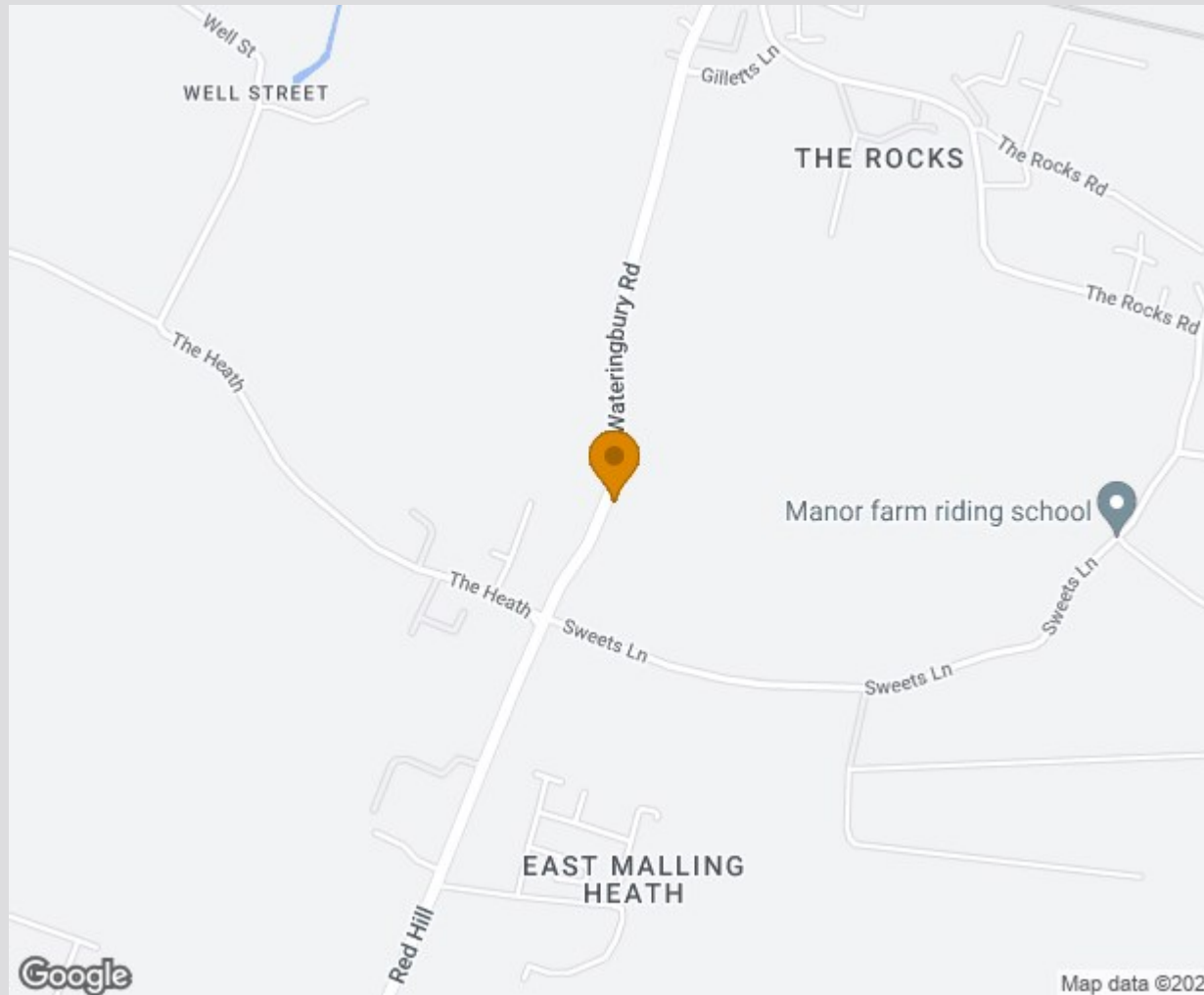




## Location Map

Tenure:

Council tax band: G



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

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

