



# JONATHAN HALL

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Epsom Close, West Malling, Kent, ME19 6NX

Price Range: £600,000 - £650,000

[jonathanhall.exp.uk.com](http://jonathanhall.exp.uk.com)



A deceptively spacious, extended and well-presented detached house with a driveway for two/three cars, pleasant landscaped rear garden with a cabin/office and shed, a spacious hall, sitting room, dining room, kitchen, family room/bedroom with ensuite shower room, principal bedroom with ensuite bathroom, four further bedrooms and family bathroom. Located in a cul-de-sac close to the heart of the highly sought-after historic town of West Malling, with its wide range of local amenities, including a mainline train station with services to London Bridge (from 44 minutes), Charing Cross, Victoria, Maidstone and Ashford.

## Summary

- Well-Presented & Spacious Detached House
- Cul-de-sac in Sought-After Historic Town
- Convenient for Local Amenities
- Train Station (with London from 44 Mins)
- Hall, Sitting Room, Dining Room, Kitchen
- Family Room/Bedroom & Ensuite Shower Rm
- Principal Bedroom with Ensuite Bathroom
- Four Further Bedrooms & Family Bathroom
- Landscaped Rear Garden with Cabin/Office
- Driveway for Two/Three Cars

## Accommodation

Ground floor: a spacious entrance hall with fitted cupboards and double doors to the dining room and open-plan to the sitting room with an exposed brick fireplace and wood burner effect gas fire, and patio door to the rear garden; kitchen with fitted wall and base cupboards and drawers, worktops with sink with mixer tap and instant hot water tap, cooker with oven, grill and electric hob, with extractor hood above, dishwasher, washing machine, wine cooler, and fridge/freezer; and family room with ensuite shower room with a shower cubicle, WC and washbasin.

First floor: landing, principal bedroom with fitted wardrobe and en-suite bathroom with bath, WC and washbasin; dressing room/bedroom with two skylights; two bedrooms with built-in wardrobes; fifth bedroom; and a family bathroom with bath, WC and washbasin.

## Outside

Front garden is a driveway for two/three cars, flower beds stocked with flowering plants and shrubs, door to storeroom with power and light and a door leading to the rear garden and a gate leading to the rear garden. A pleasant landscaped rear garden measuring approximately 42ft x 29 ft max, with a paved patio with a toughened glass balustrade, and a lawn with a flower bed stocked with flowering plants and shrubs, and paved path leading to cabin with an office and a shed attached to the side.

## Agents Note

The property is freehold, in council tax band E, and benefits from double glazing, gas-fired central heating, air conditioning to all first floor bedrooms, mains gas, mains electric, mains water and mains drains.





## Location

The highly sought-after historic market town of West Malling offers a wide selection of local amenities including a broad range of shops, including a Tesco supermarket, lovely pubs, restaurants and cafes, primary school, churches, park cricket club, tennis courts, allotments, and mainline station with services to London Bridge (from 44 minutes), Charing Cross, Victoria, Maidstone and Ashford. Manor Park, a delightful country park with an excellent children's playground. Nearby is beautiful open countryside, with lovely walks.

Kings Hill, with its David Lloyd Health Club, golf club, Waitrose supermarket and Aldi supermarket, is approximately 2 miles away.



There are several larger towns all with a comprehensive range of shopping, leisure and state and private educational facilities, including Grammar schools nearby, including Maidstone (approximately 6.5 miles away), Tonbridge (approximately 10 miles away) and Sevenoaks (approximately 11 miles away).

There are several excellent golf clubs in the local area, including Wrotham, West Malling and Kings Hill.

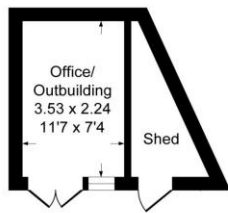
The M20 can be accessed within approximately 2.5 miles.



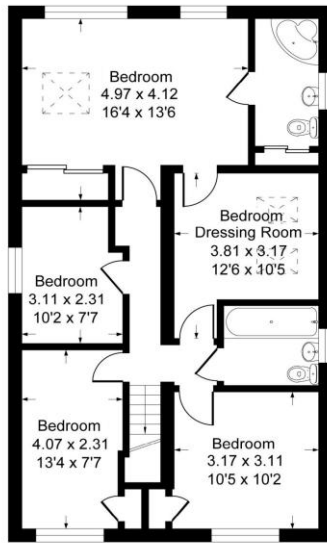
*A deceptively spacious, extended and well-presented detached house with a driveway for two/three cars, pleasant landscaped rear garden with a cabin/office; located in a cul-de-sac close to the heart of the highly sought-after historic town of West Malling.*







**Ground Floor**



**First Floor**

Approximate Gross Internal Area = 160.6 sq m / 1729 sq ft  
 Approximate Outbuilding/Store Internal Area = 17.5 sq m / 189 sq ft  
 Approximate Total Internal Area = 178.1 sq m / 1918 sq ft



1) These particulars do not constitute an offer or contract or part of one and must not be relied upon as statements or representations of fact; and we have no authority to make or give any representation or warranties in relation to the property. 2) These particulars have been prepared in good faith and to be used as a general guide. They are not exhaustive and include information provided to us by other parties including the seller, of which may not have been verified. 3) The measurements, areas, distances, orientation and floor plans are approximate and should not be relied on. The text, floor plans and photographs are only for guidance and are not necessarily comprehensive. The photographs may not be current and certain aspects may have changed since the photographs were taken. 4) It should not be assumed that the property has all necessary planning, building regulation or other consents. 5) We have not tested any services, appliances or fittings. 6) Purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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