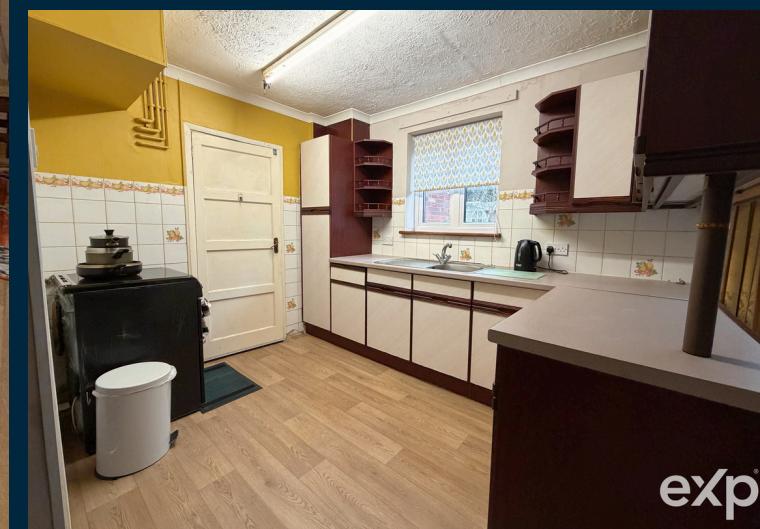




Grange Close | West Malling | Kent | ME19 5HU

**FOR SALE**  3  1  1001 SQFT

STUART REYNOLDS  
**exp**



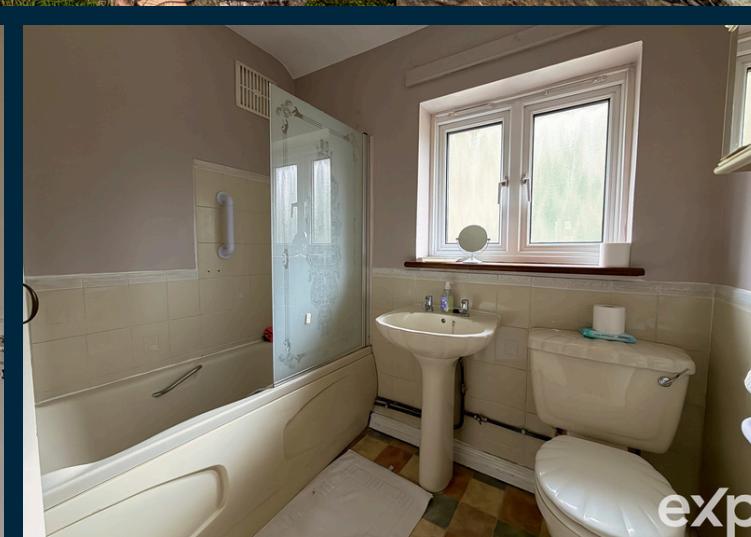
## ***The Home***

Introducing Grange Close, a wonderful private cul-de-sac setting on the fringes of West Malling, ME19.

This location is one of a number of picturesque village settings within the West Malling area where the phrase 'Garden Of England' sums up the setting perfectly and is naturally an obvious choice among house hunters, eager to escape the hustle and bustle of larger, built up urban areas and instead, favouring the beauty of a village environment.

There are a multitude of amenities within the immediate area ranging from coveted Primary schools, village stores, farm shops and various leisure clubs plus the bustling market town of West Malling which is just around the corner, is within easy reach and provides a large selection of shops, boutiques, restaurants along with its own mainline rail station.

The home spans roughly 1,000 square feet and, with the usual consents, offers fantastic potential for renovation - especially when you see the impressive transformations of neighbouring properties. At present, No. 3 features a cozy living room with front facing views over paddocks, where horses from the nearby Leybourne Grange Riding Centre are a common sight. At the end of the hall, there's a spacious 19"7" open-plan kitchen and dining area, complete with an adjoining utility space and original outbuildings for extra storage. Upstairs, you'll find three bedrooms and a family bathroom to round off the layout.





## Ground Floor

Entrance Hallway  
 Lounge - 13'2 x 11'5  
 Kitchen Dining Room - 19'7 x 11'2 max  
 Utility Area - 9 x 6'5

## First Floor

Landing  
 Bedroom - 11'11 x 11'6  
 Bedroom - 11'11 x 10'7  
 Bedroom - 7'3 x 6'2  
 Bathroom

## Exterior

Storage Outbuildings  
 Generous Rear Garden  
 Front Garden  
 Private Parking Area



01732 647009



@sreynoldsrealestate