



**6 Busbridge Close, East Malling, West Malling, ME19 6BD**  
**Offers Over £750,000**




**\*\*\* A STUNNING FOUR BEDROOM DETACHED FAMILY HOME SITUATED IN A SMALL & SOUGHT AFTER RESIDENTIAL CUL DE SAC IN EAST MALLING VILLAGE \*\*\***

This superb family home, constructed by Messrs Hillreed Homes to a high specification must be viewed to be appreciated. With accommodation appointed over two levels, the property features a welcoming entrance hall providing access to the lounge with a feature open fireplace, dining room, office, large kitchen/breakfast room, utility room and downstairs wc. The first floor is made up of four good size bedrooms, the master benefitting from its own en suite bathroom. The family bathroom is also at first floor level.

There are many wow factors to this prestigious home with the first being the fabulous orangery extended to the rear of the kitchen with electric underfloor heating so it can be used all year round and the garage has been improved by opening it to a full double garage with a single double electric insulated door. There is also room for several more cars on the driveway. The current owners have maintained their home to a high standard with neutral decoration throughout. The rear garden, which is a great size is mainly laid to lawn and positioned to be private in terms of aspect. Properties in this area are rarely on the market and as such we would recommend an early viewing. Contact Page & Wells Larkfield office on 01732 841164.

- Executive Detached House
- Four Well Proportioned Bedrooms
- Master Bedroom with En Suite
- Generous Sized Living Room with Attractive Fireplace
- Separate Dining Room & Study
- Good Sized Orangery/Family Room
- Ground Floor Utility and Cloakroom
- Pleasant and Quiet Cul-De-Sac in East Malling
- Upgraded Detached Double Garage
- EPC Rating C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	85
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





### LOCAL AREA INFORMATION FOR EAST MALLING

East Malling itself is renowned for research in fruit and the lovely surrounding countryside reflects this, with an abundance of local paths taking you past gorgeous orchards and vineyards.

Although found in a semi-rural position the property is conveniently located minutes from East Malling train station and the M20 motorway network providing links to London and the coast. The market town of West Malling is located just a couple of miles away and is one of the most attractive small towns in Kent with a variety of shops, amenities and eateries.



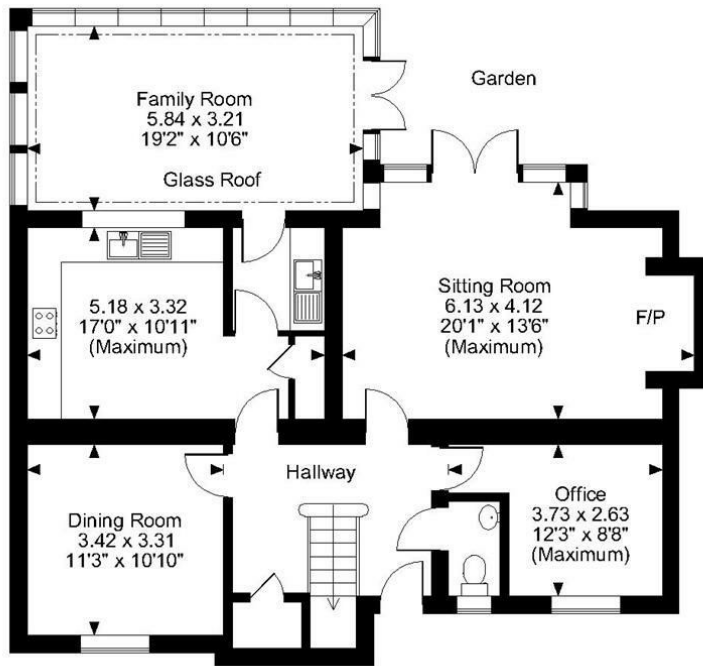
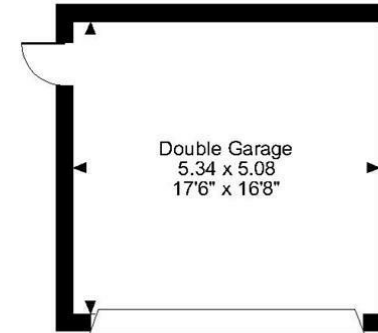
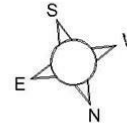
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### ADDITIONAL INFORMATION

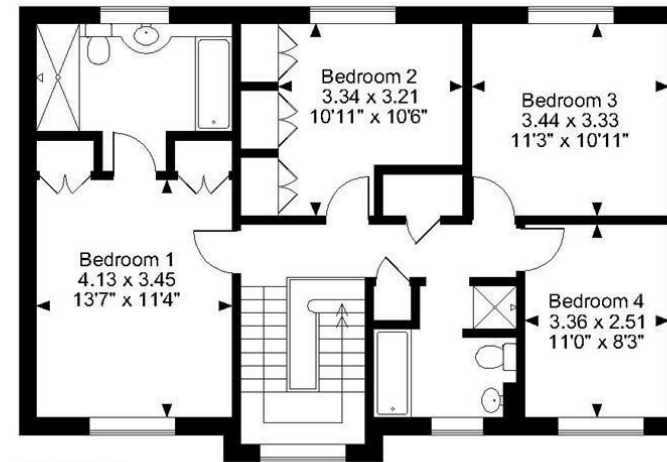
- Freehold
- Hillreed Build
- Council Tax Band G
- EPC Rating C
- UPVC Double Glazing
- Electric Garage Doors



**Busbridge Close, East Malling, West Malling**  
**Approximate Gross Internal Area**  
**Main House = 1857 Sq Ft/173 Sq M**  
**Double Garage = 292 Sq Ft/27 Sq M**  
**Total = 2149 Sq Ft/200 Sq M**



**Ground Floor**



**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
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