



11 The Rocks Road, East Malling, West Malling, ME19 6AT
Price Guide £350,000




Guide Price £350,000 / £400,000

RAGSTONE CHAIN FREE TWO BEDROOM COTTAGE set in a wonderful semi-rural location with additional benefit of parking to the rear and a garage en-bloc. This house is set in a sought-after location close to the train station at East Malling but also walking distance to West Malling.

The property comprises a small hallway with a kitchen to the right facing out to the front of the house and then a lounge leading out to a lovely manageable garden. To the first floor there are two double bedrooms and a family bathroom. A key element to this beautiful character property is the parking to the rear and a garage.

Although the cottage is semi-rural it benefits from Gas fired Central heating and double glazed windows. To live in the countryside but so close to the local amenities is highly sought. Locally there is everything you could need from; schools, a public house, supermarkets, mainline railway station and easy access to the M20 motorway connecting you to London and the coast.

- Guide Price £350,000 - £400,000
- CHAIN FREE
- 2 Bedroom Mid Terraced
- Good Internal Order
- Parking To The Rear
- Self Contained Private Garden
- Garage En- Bloc
- East Malling Location
- Sought After Semi Rural Location
- EPC Awaited

| Energy Efficiency Rating | |
|---|---|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | 89 |
| (81-91) B | |
| (69-80) C | 71 |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| England & Wales | EU Directive 2002/91/EC  |

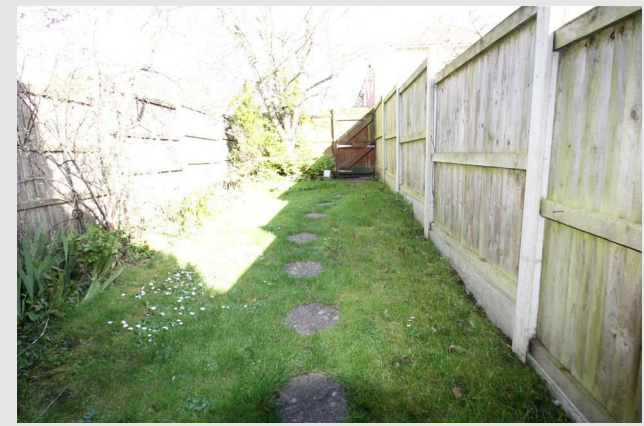




LOCAL AREA INFORMATION FOR EAST MALLING

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.



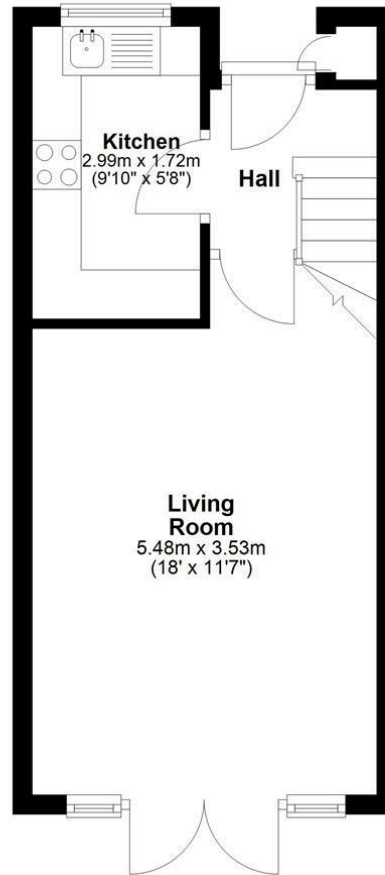
For education there is a comprehensive range of primary, grammar and private educational opportunities all within easy reach. For more schools information please visit www.kent-pages.co.uk/education or ask for a Page & Wells Key Facts for Buyers Guides.

ADDITIONAL INFORMATION

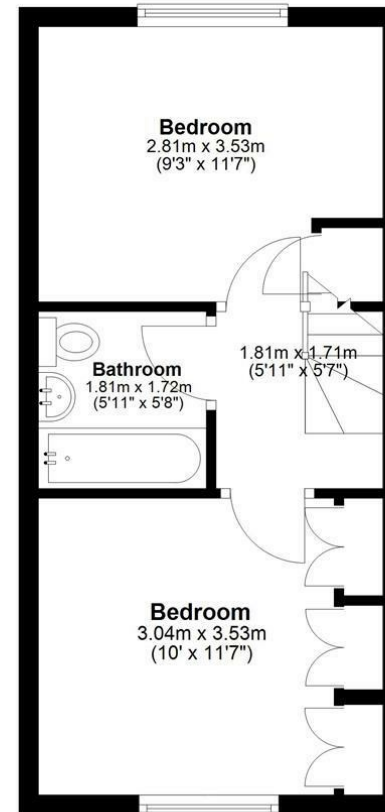
Freehold
Ragstone Brick
Council Tax Band C
EPC Rating Awaited
UPVC Double Glazing
Gas Central Heating



Ground Floor
Approx. 26.8 sq. metres (289.0 sq. feet)



First Floor
Approx. 27.7 sq. metres (298.7 sq. feet)



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