



**8 Four Acres, East Malling, West Malling, ME19 6AY**  
**Price Guide £440,000**






Located in a semi-rural location of East Malling.

This beautiful 3 bedroom house is located at the end of a cul-de-sac with beautiful views and an enormous garden. There is a lovely spacious and bright feel around the house with a large sitting room, a dining room and a separate kitchen. Upstairs there are three bedrooms and a family bathroom.

When you are outside there are extensive views across farmland and the garden itself is laid to lawn and there is also an area of patio. The garage is currently split for use as a garage and a gym and has plenty of room for both.

- Quiet Cul De Sac Location
- East Malling Countryside
- 3 Bedroom House
- End Of Terrace
- Huge Garden
- Parking for Multiple Cars
- Large Double Garage

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>100</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(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>48</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 







### ADDITIONAL INFORMATION

Freehold  
Brick Built  
Council Tax Band C  
EPC Rating E  
UPVC Double Glazing  
Gas Central Heating

### 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.

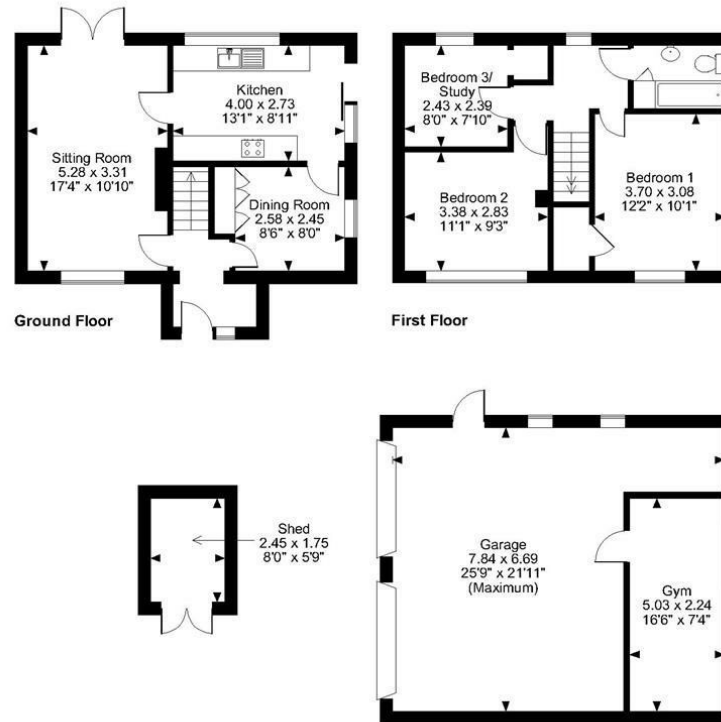


Although found in a semi-rural position the property is conveniently located minutes from East Malling train station and the M20 motorway network providing links to London and the coast. The market town of West Malling is located just a couple of miles away and is one of the most attractive small towns 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](http://www.kent-pages.co.uk/education) or ask for a Page & Wells Key Facts for Buyers Guides.



**Four Acres, East Malling, West Malling**  
**Approximate Gross Internal Area**  
 Main House = 882 Sq Ft/82 Sq M  
 Garage = 565 Sq Ft/52 Sq M  
 Shed = 46 Sq Ft/4 Sq M  
 Total = 1493 Sq Ft/138 Sq M



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