



35 Brickfields, West Malling, ME19 5AG
Offers Over £300,000




SOUGHT AFTER WEST MALLING LOCATION. This 2 bedroom mid terrace cottage overlooks field and is a short walk to West Malling High Street.

Benefitting from being CHAIN FREE this property is ready for the next owner to make there mark and carry out some modernising. The potential here is enormous with some adapting and modernising this already lovely home can really be lifted.

Laid out over 3 floors there are 2 bedrooms, upstairs wet room, living room and kitchen. There is also a small conservatory leading to the rear garden. There is also a good size front garden and the added feature of parking, rare in a property of this style.

- CHAIN FREE
- 2 Bedroom Cottage
- Semi Rural Location
- Fabulous Renovation Opportunity
- West Malling Outskirts
- Front And Rear Gardens
- Sought After Parking Space
- EPC Rating E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





LOCAL AREA INFORMATION FOR WEST MALLING

The attractive historic high street of West Malling offers a fine selection of day-to-day amenities including boutique shops, bars and restaurants, pharmacy and a Tesco store as well as a mainline train station.

The modern village of Kings Hill is approximately 2 miles away and offers an extensive selection of facilities - particularly outdoor recreation. It has a toddlers group, a pre-school nursery, three highly coveted primary schools and a youth club. The range of sports and leisure facilities are excellent. It includes super markets, shops, cafes, restaurants, 18-hole golf course, David Lloyd health club, sports park, community centre, nature parks and much more.



For additional recreation you have a multitude of offerings within close proximity. Manor Park, Trosley Country Park, Leybourne Lakes are all noteworthy. You have further golf courses at Wrotham Heath and West Malling.

For the commuter Junction 4 of the M20 gives access to the motorway network. West Malling's mainline train station provides services to London Victoria and will commence a direct line to London Charing Cross from 1st December 2022. Nearby Maidstone, Tonbridge and Sevenoaks all provide an excellent and comprehensive range of educational, recreational and shopping facilities together with further mainline stations.

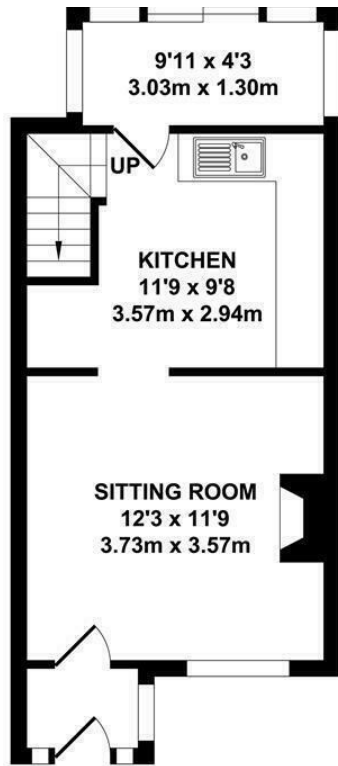


For education the immediate area offers a good selection of state primary and secondary schooling together with grammar schooling in Maidstone, Tonbridge and Tunbridge Wells and several noted independent schools including The Schools at Somerhill, Kent College, Sevenoaks, Tonbridge and Hilden Grange. For more schools information please visit www.kent-pages.co.uk/education or ask for a Page & Wells Key Facts for Buyers Guides.

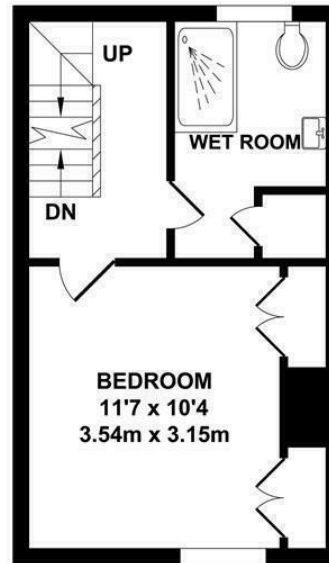
ADDITIONAL INFORMATION

Freehold
Brick Built Cottage
Council Tax Band C
EPC Rating E
Tonbridge And Malling Council

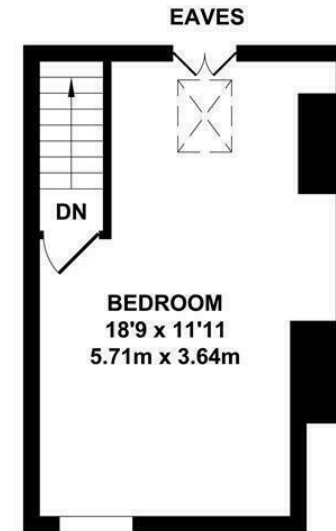




GROUND FLOOR
APPROX. FLOOR AREA
328 SQ.FT.
(30.44 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
265 SQ.FT.
(24.66 SQ.M.)



SECOND FLOOR
APPROX. FLOOR AREA
221 SQ.FT.
(20.50 SQ.M.)

TOTAL APPROX. FLOOR AREA 814 SQ.FT. (75.60 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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