



18 Bull Road, Birling, West Malling, ME19 5JE
Offers Over £525,000



2 Bedroom beautiful and modern Bungalow in beautiful Birling Village.


Rarely do you get a Bungalow come to the market that is both modern, spacious and has a garden quite as fabulous as this one. Benefitting from a tranquil semi-rural location in the picturesque village of Birling there is every reason to view this beautiful Bungalow.

There are two good sized bedrooms with the master bedroom benefitting from an ensuite shower room. There is also an additional main bathroom and an additional WC. There is a large 16ft lounge, separate kitchen and beautiful conservatory. Accessible internally is the garage which has been converted to provide 2 storage rooms.

The external changes are in abundance with some well planned stairs from the off street parking up to the Bungalow and the garden is stunning with a large shed. There are also internal improvements too including new conservatory, kitchen, bathroom, new electrics, electric car port and solar panels.

Please arrange a viewing early to avoid dissapointment.

- Modern And Beautiful Bungalow
- Birling Village Location
- Driveway
- Spacious Throughout
- 2 Bathrooms And Separate WC
- Stunning Secluded Garden
- New Kitchen, Bathroom, Conservatory, Electrics and Solar Panels.
- Solar Panels
- EPC Rating C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C	73	76	
(55-68) D			
(39-54) E			
(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 BIRLING VILLAGE

Birling is a village and civil parish in the Tonbridge and Malling district of Kent, England, about seven miles west of Maidstone. It is south-west of the nearby town of Snodland and 37 miles away from the capital with West Malling being only 3 miles away.

Birling is home to the Children's House Montessori School, which was previously the village school and very close to Ryarsh Primary School. Another notable buildings is the Nevill Bull pub, whose name derives from the Nevill family that have owned land in the area for hundreds of years.



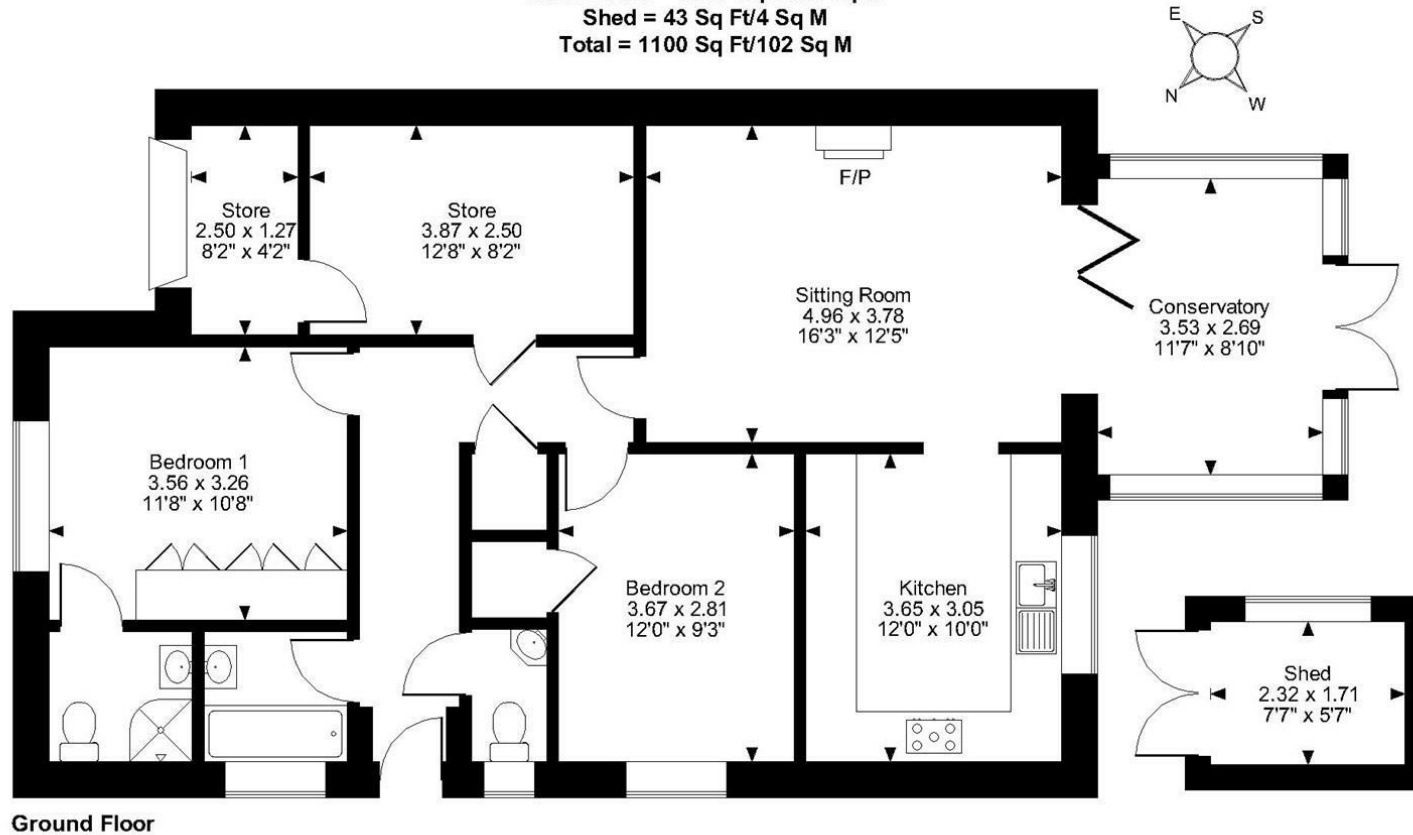
Despite being a rural village, Birling is well connected to its local settlements due to Maidstone being in close proximity. The nearest train station is less than 3 miles away which is just a short drive away at West Malling. Conveniently located for the M20 & M2 motorway networks. West Malling itself offers a beautiful high street with gastro pubs, boutique shops & coffee shops as well as some delightful walks and country parks.

ADDITIONAL INFORMATION

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



Bull Road, Birling, West Malling, Ken
Approximate Gross Internal Area
Main House = 1057 Sq Ft/98 Sq M
Shed = 43 Sq Ft/4 Sq M
Total = 1100 Sq Ft/102 Sq M



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