



**Lambert
& Foster**



MAYHILL COTTAGE

LONDON ROAD | ADDINGTON

An opportunity to purchase a detached three-bedroom character family home with two reception rooms enjoying feature fireplaces, a kitchen/breakfast room with a separate utility room, shower room and a bathroom. Benefitting further from the addition of a versatile detached two double bedroom annexe with a large kitchen, sitting room and its own separate driveway. The properties sit within approximately 0.75 acres of well-kept grounds and are ideally situated only a short drive to the local amenities and major transport links, including a mainline railway station at West Malling. The properties offer scope for further development, subject to individual needs and the necessary planning consents.

Offered to the market with NO FORWARD CHAIN.

O.I.E.O £850,000

FREEHOLD



MAYHILL COTTAGE

LONDON ROAD | ADDINGTON | ME19 5AL

- A detached three-bedroom character family home with a versatile detached annexe
- The properties sit within approximately 0.75 acres of well-kept grounds
- Kitchen, sitting room, living/dining room, a downstairs shower room and a bathroom
- Two double bedroom detached modern annexe with its own driveway and parking
- Short drive to local amenities and major transport links including a mainline station
- Ample parking with the two driveways and detached double garage
- Offered to the market with **NO FORWARD CHAIN**

GENERAL

Tenure: Freehold. **Services:** Oil fired central heating (Annexe) Gas mains (House) with all other mains services connected but not tested. **Local authority:** Tonbridge and Malling Borough Council **Council tax:** Band F (House) and Band D (Annexe). **EPC:** House: E (50) Annexe: E (40)

VIEWING

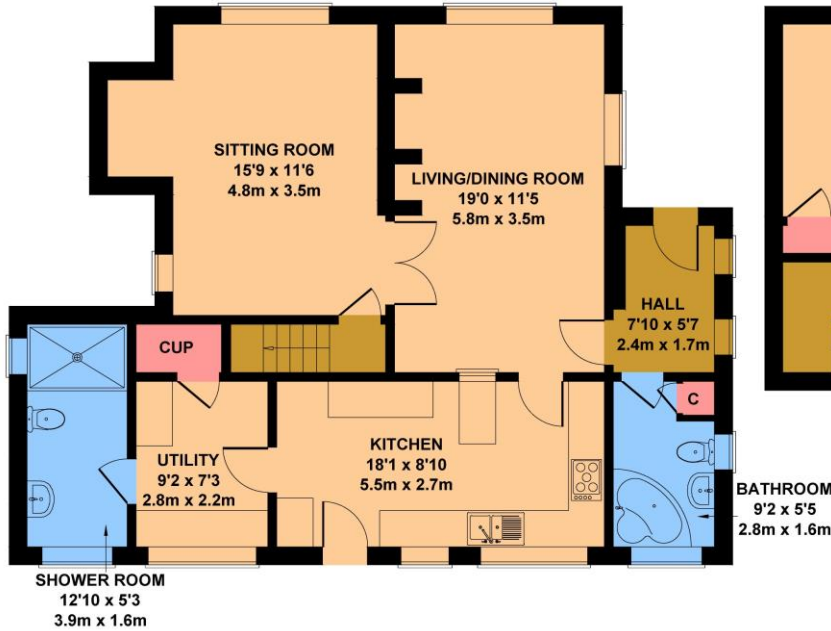
To confirm directions and book a viewing strictly by appointment only with the agents call: **Paddock Wood Office:** 01892 832325.



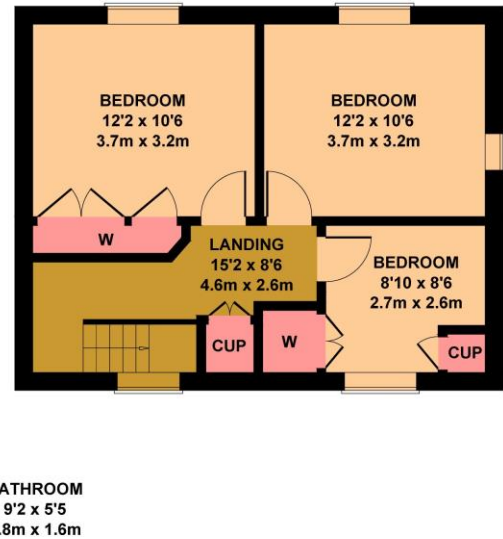
IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property. In accordance with the Property Misdescriptions Act 1991, we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. Lambert & Foster employs the services of Smartsearch to verify the identity and address of purchaser.

FLOOR PLANS

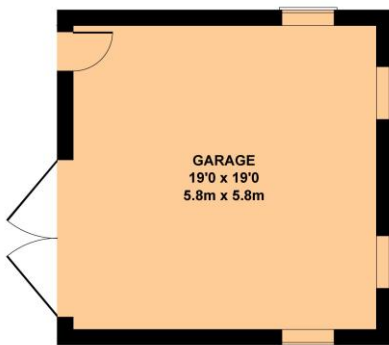
For identification purposes only and not to scale. The position & size of doors, windows, appliances and other features are approximate only.



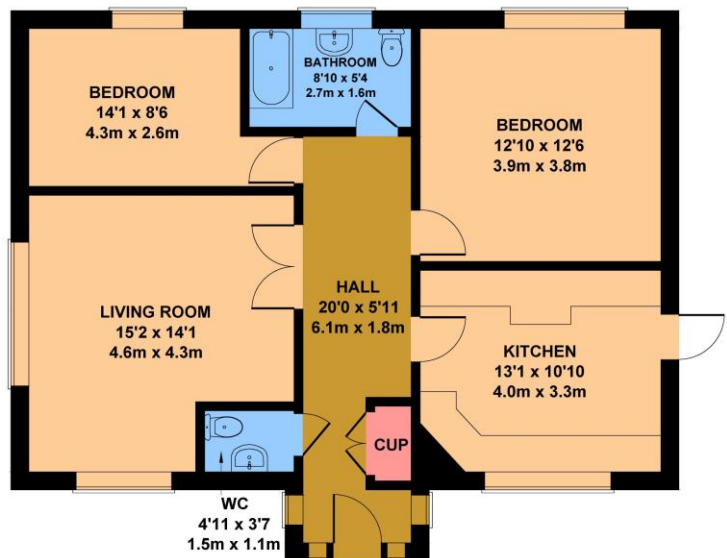
GROUND FLOOR
APPROX. FLOOR
AREA 892 SQ.FT.
(82.9 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 468 SQ.FT.
(43.5 SQ.M.)



GARAGE
APPROX. FLOOR
AREA 361 SQ.FT.
(33.5 SQ.M.)



THE ANNEXE
APPROX. FLOOR
AREA 849 SQ.FT.
(78.9 SQ.M.)

Not to Scale. Produced by The Plan Portal 2023
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PROPERTY PROFESSIONAL FOR OVER 120 YEARS

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