

Lambert & Foster



CHURCH FIELDS

WEST MALLING

An opportunity to purchase this charming two bedroom, two bathroom character terraced home situated on a quiet residential lane within the heart of the popular town of West Malling. The property offers a generous garden to the rear with a patio area and on-street parking to the front. Inside, the property is well presented, offering light and airy accommodation over two floors. Within walking distance to the High Street, local schools, amenities and only 0.9 miles from the mainline station.

Guide Price £350,000

FREEHOLD





11 CHURCH FIELDS

WEST MALLING | KENT | ME19 6RJ

- A well presented two double bedroom terraced home
- Living room, kitchen, downstairs shower room and utility
- Two double bedrooms, one en-suite bathroom
- A well-proportioned rear garden with a patio area
- Quiet lane in the heart of the town
- Only a short walk to the High Street amenities and schools

VIEWING: By appointment only.

Paddock Wood Office: 01892 832325.

TENURE: Freehold.

SERVICES & UTILITIES:

Electricity supply: Mains. **Water supply:** Mains.

Sewerage: Mains drainage services connected but not tested. **Heating:** Mains gas fired central heating.

BROADBAND: Available as Standard, Superfast and Ultrafast broadband.

MOBILE COVERAGE: Limited.

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: Tonbridge and Malling.

COUNCIL TAX: Band C. **EPC:** C (70).

COVENANTS: None known.

FLOOD & EROSION RISK: **Property flood history:** None. **Rivers and the sea:** Very low risk. **Surface Water:** Very low risk. **Reservoirs:** None. **Groundwater:** None.

(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

PHYSICAL CHARACTERISTICS: Brick built under a tiled roof.



PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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. 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 Consumer Protection from Unfair Trading Regulations 2008 (CPR), 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.

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For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

11 Church Fields, West Malling, ME19 6RJ

Approximate Area = 722 sq ft / 67 sq m

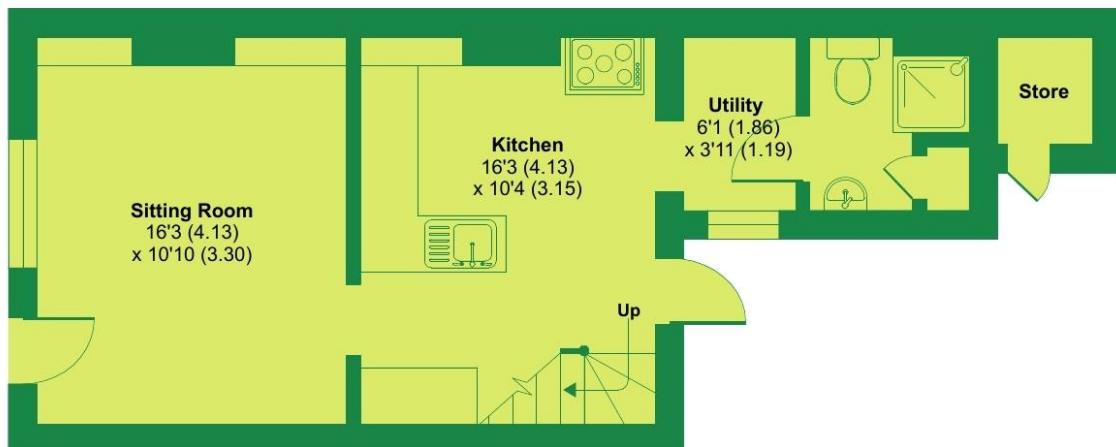
Store = 12 sq ft / 1.1 sq m

Total = 734 sq ft / 68.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lambert and Foster Ltd. REF: 1310934

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