Bluebell

ESTATES

43, High Street, East Malling, ME19 6AJ

£390,000

About this property.....

Charming Refurbished Three-Bedroom Double-Fronted Cottage | Conservation Area | Driveway | Moments from Station

Occupying a delightful position within the sought-after East Malling Conservation Area, this beautifully refurbished double-fronted three-bedroom cottage effortlessly combines character with contemporary living.

The accommodation is entered via an inviting entrance porch, leading into a spacious living room featuring an attractive fireplace with a log-burning stove, creating a warm and welcoming focal point. To the rear, the stylish contemporary kitchen has been recently updated to a high standard.

On the first floor are three well-proportioned bedrooms together with a modern family bathroom. A useful basement, accessed via a trap door beneath the new carpet, offers valuable additional storage.

Externally, the property benefits from a part-walled rear garden incorporating a double-glazed conservatory, providing a versatile additional reception space overlooking the garden. To the side, a private driveway offers off-road parking for two vehicles.

Ideally located just a stone's throw from East Malling railway station, the property enjoys regular services to London Victoria in approximately one hour, making it an excellent choice for commuters.

This charming chain-free cottage is perfect for buyers seeking period character, modern finishes and a highly convenient village location. Early viewing is highly recommended.

Situation.....

Enjoying a prime position in the heart of the sought-after village of East Malling, this home offers an exceptional blend of convenience, community and connectivity.

East Malling railway station is on your doorstep, providing regular services to London Victoria in approximately one hour, making it an excellent choice for commuters. For relaxed weekends, Caffè Malling is approximately 150 metres from the property – perfect for brunch or a morning coffee – while the village's friendly local pub and restaurant The King and Queen is an equally short walk away.

Families are well catered for, with The Malling School (secondary), rated Good with Outstanding features in 2023, approximately 1km away, while St James the Great Academy (primary), also rated Good in 2023, is around 1.3km from the property.

For a wider range of boutique shops, independent cafés, restaurants, bars and everyday amenities, the thriving market town of West Malling is just a five-minute drive away, offering one of Kent's most desirable high streets.

With excellent transport links, highly regarded schools and superb local amenities all within easy reach, this is a location that truly has something for everyone.

Agents Notes

- Council Tax Band D
- Tonbridge and Malling Borough Council
- Situated in East Malling Conservation Area
- May be eligible to apply for allotment and/or parking permit at Village Fields just to the rear
- Unlisted
- There is a trap door and staircase to cellar from sitting room but carpet not currently cut to access it. Video of cellar can be provided on request.

King & Queen

43, High Street, East Malling, ME19 6AJ

Basement
Approximate Floor Area
164 sq. ft
(15.30 sq. m)

Ground Floor
Approximate Floor Area
411 sq. ft
(38.20 sq. m)

First Floor
Approximate Floor Area
332 sq. ft
(30.85 sq. m)

Approx. Gross Internal Floor Area 907 sq. ft / 84.35 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Agents Notes
Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested.

The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.GOV.UK

bluebell-estates.co.uk

HIGH STREET
ARTISAN COFFEE • BRUNCH • BRASSERIE
Malling
01732 900 700
GIVE WAY
PEDESTRIAN PATH
200 yds
ARTISAN COFFEE • BRUNCH • BRASSERIE