



Green Lane, Trottiscliffe, West Malling, Kent, ME19 5DX
Guide Price £450,000




NO ONWARD CHAIN

This attractive and rarely available four bedroom semi-detached home is positioned at the end of a quiet private road within a peaceful cul-de-sac in the sought-after village of Trottiscliffe, offering an excellent balance of semi-rural living and practical accommodation. The ground floor features a welcoming hallway with cloakroom/wc, leading into a generous open-plan reception room ideal for both relaxing and entertaining, along with a well-positioned kitchen to the rear, both benefiting from direct access to the garden.

Upstairs, a landing provides access to four bedrooms and a bathroom, with the rear bedrooms enjoying stunning views over the North Downs. Externally, the property offers a well maintained front garden, allocated parking to the side and side pedestrian access leads to a private rear garden that blends beautifully with the surrounding countryside.

While already offering spacious and versatile accommodation, the home also presents clear potential for further personalisation and improvement, making it a fantastic opportunity for buyers looking to create a long-term home, and is further enhanced by the benefit of no onward chain

- No Chain
- Attractive Semi Detached House
- Four Bedrooms
- Good Sized Lounge/Dining Room
- Ground Floor Wc
- Allocated Parking
- Front & Rear Gardens
- Located in the popular Village of Trottiscliffe
- Pleasant Cul-De-Sac Location
- Epc Rating E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			65
(39-54) E	40		
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		





Local Information On Trottiscliffe

Trottiscliffe is a highly regarded village set within an Area of Outstanding Natural Beauty, surrounded by rolling countryside and the scenic North Downs. It enjoys a strong community feel with traditional village amenities including popular public houses, a well-regarded primary school, village hall, tennis courts and a historic Grade I listed church, all contributing to its desirable rural character.

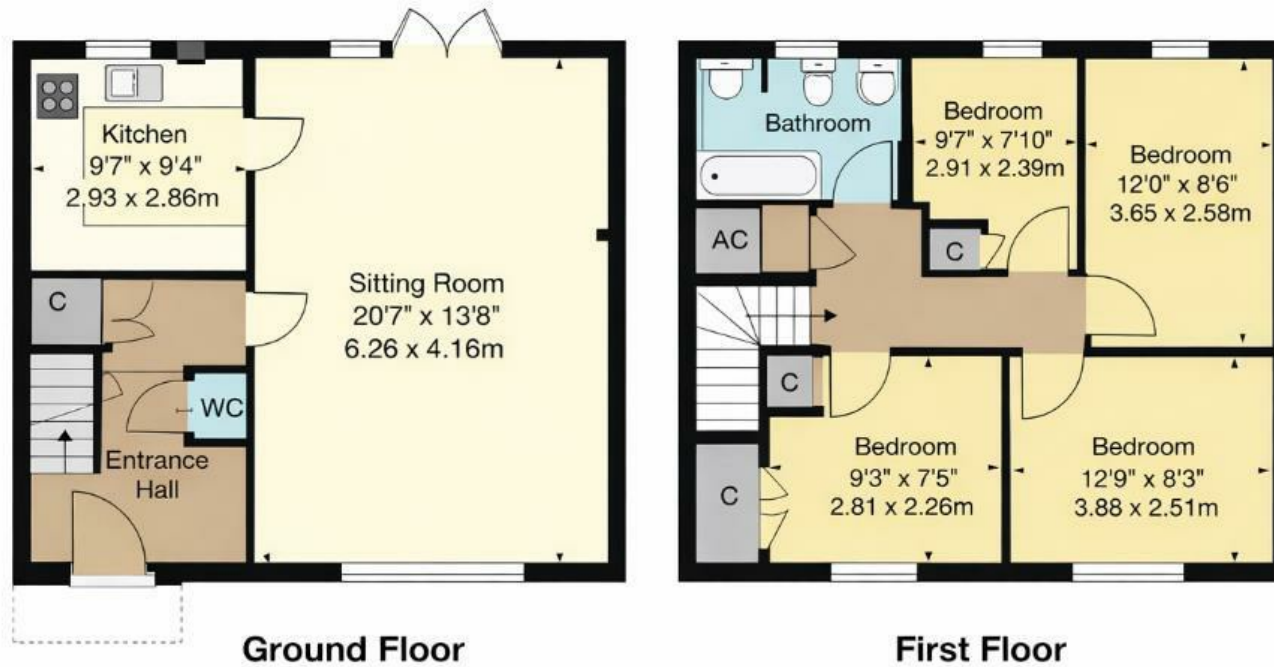
The village is conveniently located close to West Malling, a vibrant and historic market town offering a wide range of independent shops, restaurants, cafés and everyday amenities, along with a mainline railway station providing direct services into London. This makes the area particularly attractive to commuters seeking a balance between countryside living and accessibility.

Further transport links are also excellent, with easy access to the M20, M26 and M25 motorways providing connections to London, the coast and major airports including Heathrow and Gatwick. Nearby Borough Green also offers additional rail services and local facilities, further enhancing connectivity.

ADDITIONAL INFORMATION

- Freehold
- Council Tax Band E
- EPC Rating E
- Double Glazing
- Loft - part boarded with ladder]





Approx. Gross Internal Area 994 ft² ... 92.4 m²

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 misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. Produced by KeyAgent: 0333 344 6691. www.keyagent.co.uk

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