



**Elm Crescent, East Malling, West Malling, ME19 6DF**  
**Offers Over £390,000**



## PARTICULARLY SPACIOUS PLOT AND PARKING - EAST MALLING LOCATION

This fabulous 3 BEDROOM house presents an excellent opportunity for those seeking a comfortable family home. Built in circa' 1954, the property has been thoughtfully maintained and adapted with a great kitchen/breakfast room and a separate lounge/diner and benefits from an additional conservatory. Additionally there is a downstairs cloakroom for family convenience. Once you go upstairs there are three bedrooms and a family bathroom all maintained to a great standard. The bedrooms benefit from really large cupboards due to the configuration which is an added benefit.

The property is set back slightly within the Crescent and offers a quiet environment while still being close to local amenities. The garden is particularly large and due to being at the end of the line it follows round to the side too with the side access. There is a detached side building currently being used as a utility room but has an abundance of versatile uses and includes a covered area for storage too. There is also a cabin room at the end of garden that has been used as an office serving as an additional room for any purpose. The added dropped kerb and driveway adds a frankly priceless appeal to anyone needed multiple vehicles included with their family home.

This three-bedroom, extended semi detached family home offers spacious and flexible living accommodation and needs to be viewed asap to avoid disappointment.

- 3 Bedroom House
- Extended Family Home
- Sought After East Malling Location
- Large All round Plot
- Added Benefit Of Conservatory
- Fully Operational External Office And Detached Extension
- Big Corner Garden
- Huge Driveway
- Additional Unallocated Parking To The Front
- EPC Rating Awaited

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





### LOCAL AREA INFORMATION FOR EAST MALLING

East Malling itself is renowned for research in fruit and the lovely surrounding countryside reflects this, with an abundance of local paths taking you past gorgeous orchards and vineyards.

Although found in a semi-rural position the property is conveniently located minutes from East Malling train station and the M20 motorway network providing links to London and the coast. The market town of West Malling is located just a couple of miles away and is one of the most attractive small towns in Kent with a variety of shops, amenities and eateries.



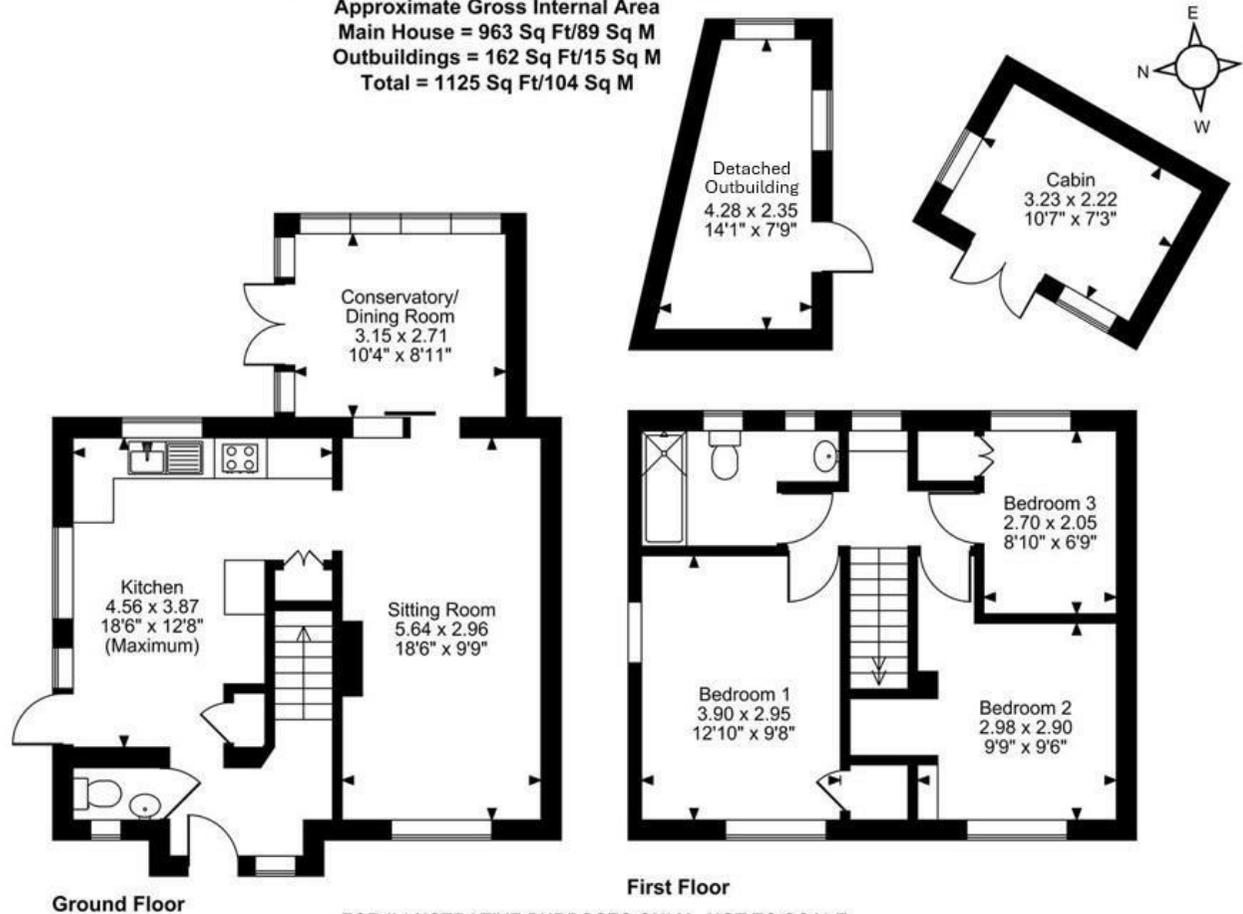
For education there is a comprehensive range of primary, grammar and private educational opportunities all within easy reach. For more schools information please visit [www.kent-pages.co.uk/education](http://www.kent-pages.co.uk/education) or ask for a Page & Wells Key Facts for Buyers Guides.

### ADDITIONAL INFORMATION

- Freehold
- Brick Construction
- Council Tax Band C
- EPC Rating Awaited
- UPVC Double Glazing
- Gas Central Heating (regularly serviced)
- Garden Office
- Detached Extension



**Elm Crescent, East Malling, West Malling**  
Approximate Gross Internal Area  
Main House = 963 Sq Ft/89 Sq M  
Outbuildings = 162 Sq Ft/15 Sq M  
Total = 1125 Sq Ft/104 Sq M



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8671943/LCO

Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

