

**Middle Mill Road, East Malling, West Malling, ME19 6PR**
**Price £250,000**

Page & Wells

Page & Wells are delighted to offer this well-maintained ONE-BEDROOM end-of-terrace house to the market, offered with NO ONWARD CHAIN.

Ideal for first-time buyers, those looking to downsize or investors seeking a buy-to-let opportunity, this well-presented home benefits from convenient access to the railway network and motorway links, providing quick and easy connections to London and Europe. With a practical layout and the added benefit of three parking spaces, the property offers an appealing opportunity for a range of buyers.

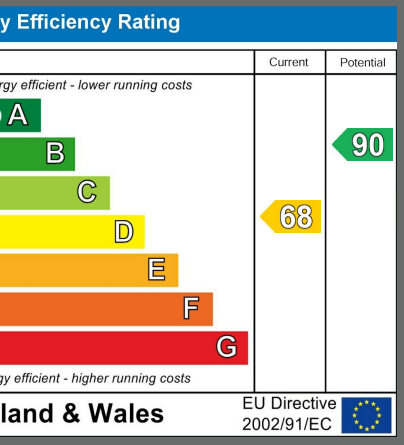
The ground floor comprises a covered entrance porch with a useful storage cupboard, leading into a good-sized yet cosy reception room. This adjoins the updated kitchen, which boasts attractive Portuguese granite worktops, tiled flooring, white splashback tiles and sleek white gloss units.

Upstairs, there is a well-proportioned double bedroom with dual-aspect windows, allowing plenty of natural light into the room. The bedroom also benefits from a large fitted double wardrobe, providing ample storage. A bright, fully tiled shower room featuring a generously sized shower completes the accommodation.

Externally, the property benefits from a designated parking space to the front, complemented by attractive shrubs and a convenient pathway leading to the front door. A further two parking spaces are located to the rear of the property.

* Please note some rooms have been virtually staged.

- **NO ONWARD CHAIN**
- **1 Bedroom End of Terrace House**
- **Beautiful Starter Home**
- **Idyllic East Malling Village Location**
- **Close Proximity to Train Station**
- **Parking for Multiple Cars**
- **Gas Central Heating**
- **Council Tax Band B**
- *** Please note some rooms have been virtually staged.**








## LOCAL AREA INFORMATION FOR EAST MALLING

The property is situated in a semi-rural location, yet conveniently positioned just a 10-minute walk from East Malling railway station and within easy reach of the M20 motorway, providing links to London, the South Coast and Europe. The market town of West Malling is just a couple of miles away and is one of Kent's most attractive towns, offering 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 or ask for a Page & Wells Key Facts for Buyers Guides.





## ADDITIONAL INFORMATION

Freehold
Council Tax Band B
EPC Rating D
Double Glazing
Gas Central Heating
Loft - boarded with ladder



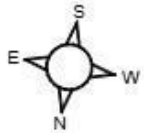





01732 841164
larkfield@page-wells.co.uk

Page & Wells

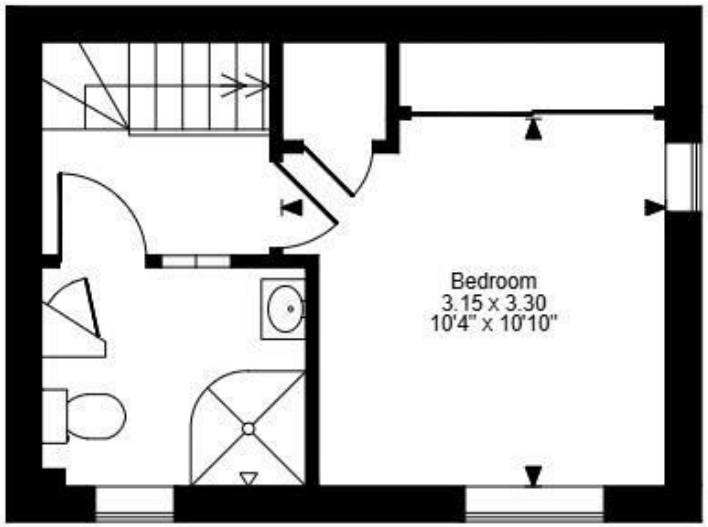
**Middle Mill Road, East Malling, West Malling, Kent**
**Approximate Gross Internal Area**
**435 Sq Ft/40 Sq M**
Quoted Area Excludes 'External C/B'







Ground Floor




First Floor

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**
The position & size of doors, windows, appliances and other features are approximate only.
© Cotality. Unauthorised reproduction prohibited. Drawing ref. dig/8706632/SAP

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 whose which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

RICS

ISO 9001 CERTIFIED ORGANIZATION
URS
Certificate No: 15220/1

Relocation agent network

THE GUILD OF PROFESSIONAL ESTATE AGENTS