

St. Leonards Street

West Malling ME19 6PE

Guide Price £835,000

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COUNTRY HOMES

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Nestled back from St. Leonards Street in West Malling, this immaculately presented end-terrace house offers a splendid opportunity for family living. Originally two cottages that have been thoughtfully combined, this spacious home boasts an impressive 1,769 square feet of living space, providing ample room for both relaxation and entertainment.

The property features four well-proportioned reception rooms, perfect for hosting gatherings or enjoying quiet evenings with loved ones. With four comfortable bedrooms, there is plenty of space for family members or guests, ensuring everyone has their own sanctuary. The two modern bathrooms add convenience and comfort to daily routines while the utility room, the WC and shower add even more practicality.

One of the standout features of this home is the generous parking provision, accommodating up to 5 vehicles, which is a rare find in such a desirable location. There is also an electric car charger fitted. The large rear garden offers a tranquil outdoor space, ideal for children to play or for hosting summer barbecues.

The property also has planning granted for a rear ground floor extension. Please see TMBC website for more details. Ref 22/01517/LB

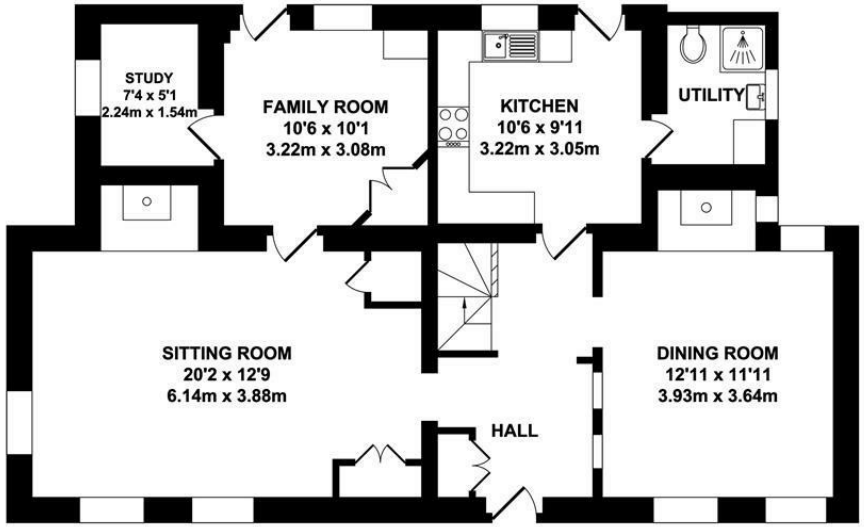
Situated in a conservation area next to the picturesque Manor Park, residents can enjoy the beauty of nature while being close to local amenities. This property is not just a house; it is a family home that combines modern living with historical charm. Whether you are looking to settle down or invest, this delightful residence is sure to impress. Within walking distance of West Malling High St which offers an array of bespoke shops, bars and restaurants along with a train station. With easy access to the A20 and M20, commuting is catered for too. Call now to view.

- Large character cottage - originally 2 houses
- Ample parking
- 4 bedrooms
- 2 bathrooms
- Utily with WC and shower
- 4 receptions
- Large landscaped garden
- Next to Manor Park
- Convenient location
- Viewing encouraged

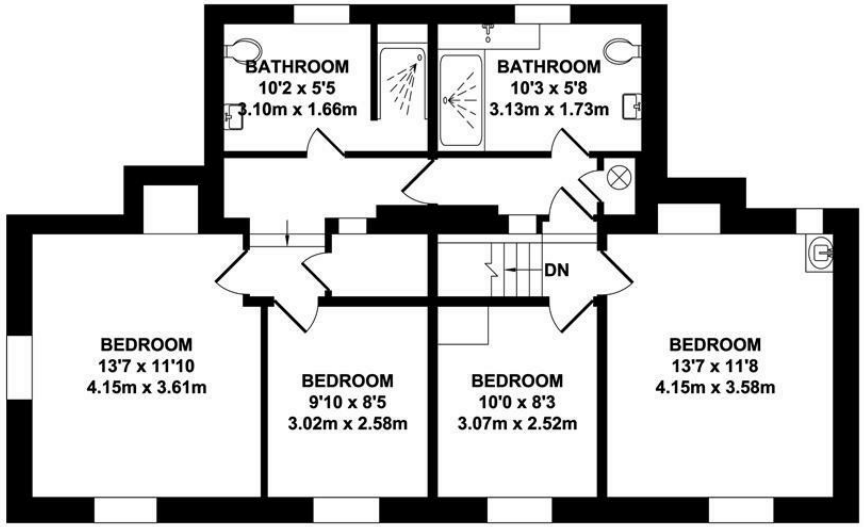








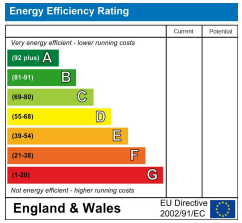
GROUND FLOOR
APPROX. FLOOR AREA
955 SQ.FT.
(88.68 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
815 SQ.FT.
(75.72 SQ.M.)

TOTAL APPROX. FLOOR AREA 1769 SQ.FT. (164.40 SQ.M.)

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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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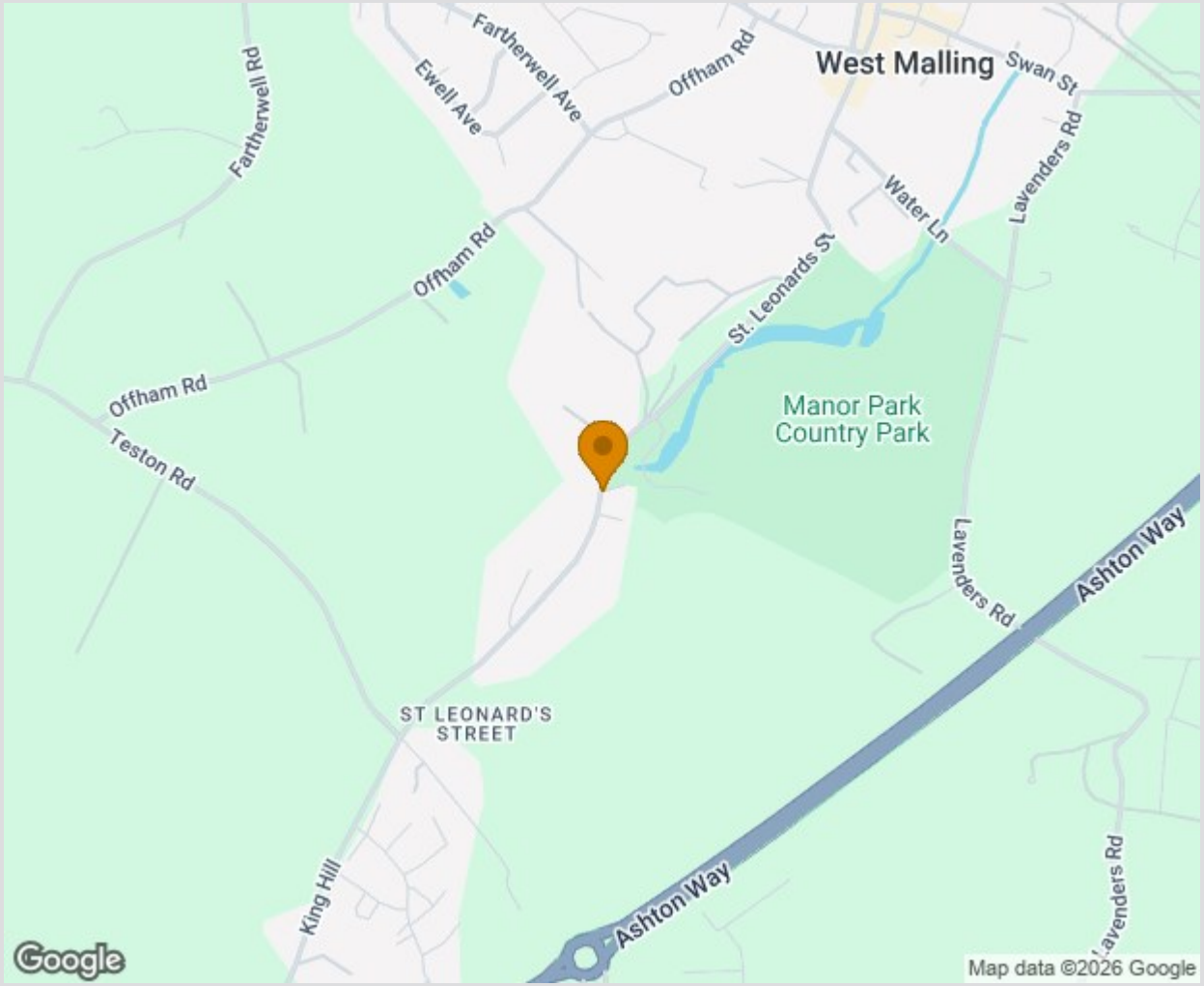


Location Map

Tenure: Freehold

Council tax band: G

AML
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before the property can be removed from the open market and advertised as 'sold subject to contract' and before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



The Property Ombudsman

TO VIEW CONTACT: 01732 87 11 11 westmalling@khp.me
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