



Approximate Area = 1020 sq ft / 94.7 sq m  
 Garage = 149 sq ft / 13.8 sq m  
 Total = 1169 sq ft / 108.5 sq m  
 For identification only - Not to scale

**Cottenham Close, East Malling, West Malling, ME19**

**10 Cottenham Close, East Malling, Kent, ME19 6BZ** **GUIDE PRICE: £500,000-£525,000** **EPC RATING: D**





**A THREE bedroom detached bungalow situated in a cul-de-sac and located in the popular historic village of East Malling. This property benefits from an exceptional rear garden, a driveway and garage to side, and subject to planning consents, the potential to extend outwards and upwards. This home does require modernising and upgrading but it is well worth a look inside to see the potential on offer. Contact the office today to arrange a key accompanied viewing. NO ONWARD CHAIN.**

**Freehold  
EPC: D  
Council Tax: E  
Full Fibre Broadband Available Now**



- **A DETACHED THREE BEDROOM BUNGALOW**
- **CUL-DE-SAC LOCATION**
- **EXCEPTIONAL REAR GARDEN**

- **DOES REQUIRE SOME UPGRADING AND MODERNISING**
- **NO ONWARD CHAIN**
- **READY TO VIEW NOW**

**TAKE A LOOK AT: [WWW.SIMONMILLER.CO.UK](http://WWW.SIMONMILLER.CO.UK)**

TH2990260226

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

777-779 LONDON ROAD, LARKFIELD, AYLESFORD, KENT, ME20 6DE | 01732 875 706 | LARKFIELDSALES@SIMONMILLER.CO.UK