



**Four Acres, East Malling, West Malling, ME19 6AY**  
**Offers Over £360,000**




Offered CHAIN FREE - This lovely 3 bedroom semi detached house is located in the desirable semi-rural area of East Malling. Enjoying a corner plot set back form the road in a small cul-de-sac the property is perfectly positioned adjacent to open fields and within walking distance of East Malling mainline station, offering convenience alongside a tranquil lifestyle.

You can feel the decades of love in every brick of this home and the possibilities of modernisation are bountiful. There is a front garden full of flowers leading to the front door and a convenient porch area and a separate cloakroom. Leading through to the left there is a lovely lounge and separate kitchen/dining which over looks the back garden Additionally, there is a useful utility area beyond the kitchen for convenience.

To the first floor, there are two good-sized bedrooms and a smaller third bedroom along with a family bathroom.

Externally, the rear garden has several different facets offering all manner of future landscape possibilities. There is modernisation needed to this loved home to make this into a family home for generations to come.

- 3 Bedroom Semi Detached House
- Stunning Semi Rural Surroundings
- Refurbishment Opportunity
- CHAIN FREE
- Stunning Gardens
- Good Size Reception Rooms
- Useful Large Porch Area
- Parking For 2 Cars
- Set Back Cul De Sac
- EPC Rating D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

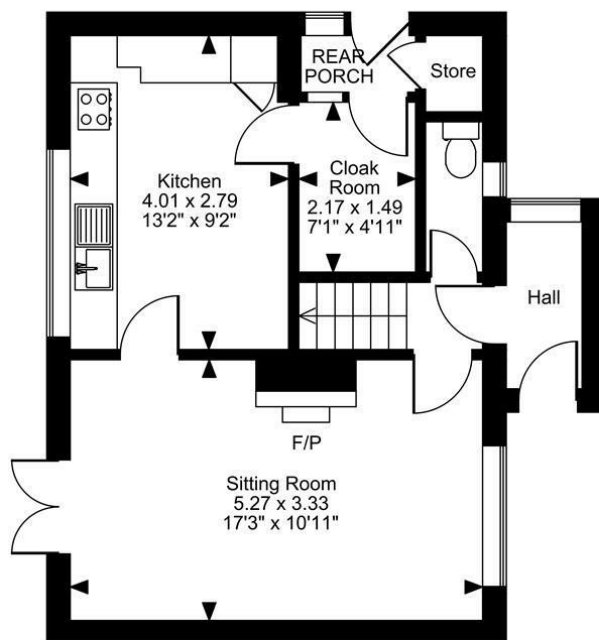
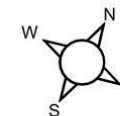
For education there is a comprehensive range of primary, grammar and private educational opportunities all within easy reach. For more schools information please visit [www.kent-pages.co.uk/education](http://www.kent-pages.co.uk/education) or ask for a Page & Wells Key Facts for Buyers Guides.

## ADDITIONAL INFORMATION

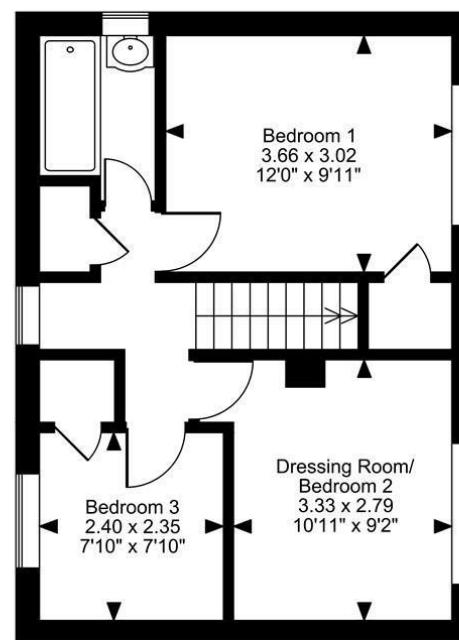
Freehold  
Brick Built  
Council Tax Band C  
EPC Rating D  
UPVC Double Glazing  
Gas Central Heating  
CHAIN FREE



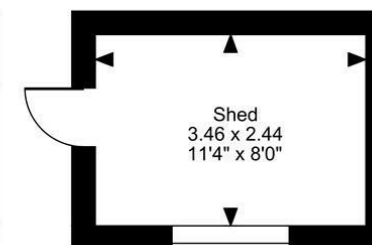
**Four Acres, East Malling, West Malling**  
**Approximate Gross Internal Area**  
**Main House = 866 Sq Ft/80 Sq M**  
**Shed = 91 Sq Ft/8 Sq M**  
**Total = 957 Sq Ft/88 Sq M**



**Ground Floor**



**First Floor**



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