



Mill Street
East Malling ME19 6BU
£625,000

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COUNTRY HOMES

East Malling ME19 6BU

Nestled on the charming Mill Street in East Malling, this immaculately presented detached house offers a delightful blend of character and modern living. With generously proportioned rooms, high ceilings and character features throughout. The well-appointed kitchen flows seamlessly into the conservatory, creating a bright and inviting atmosphere that is perfect for enjoying the garden views.

Upon entry you are greeted by the hallway with a clockroom and an adjacent private office/reception space, leading you through to the lounge which leads seamlessly through to a large and well appointed kitchen and the conservatory which can be used as another reception room.

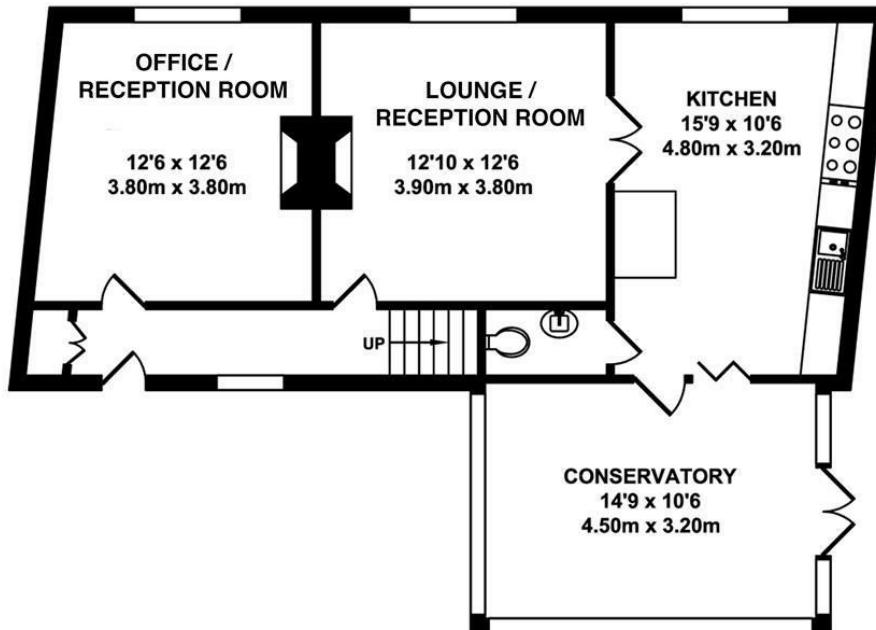
Upstairs, the house offers a triple aspect master suite with built-in wardrobes and two further double bedrooms. The main bathroom has been recently updated and includes a walk-in monsoon shower. Outside, the garden has been completely remodelled and landscaped to a high standard. Well maintained evergreen trees and hedgerow frame the space to afford privacy and interest throughout the year.

This characterful home is ideal for those seeking a peaceful yet vibrant community, with local amenities and transport links within easy reach. It presents a wonderful opportunity for families or individuals looking to settle in a charming part of Kent. East Malling provides easy access to the M20 and has its own station with trains to London stations. The larger village of West Malling is a short distance and offers an array of bespoke shops bars and restaurants.

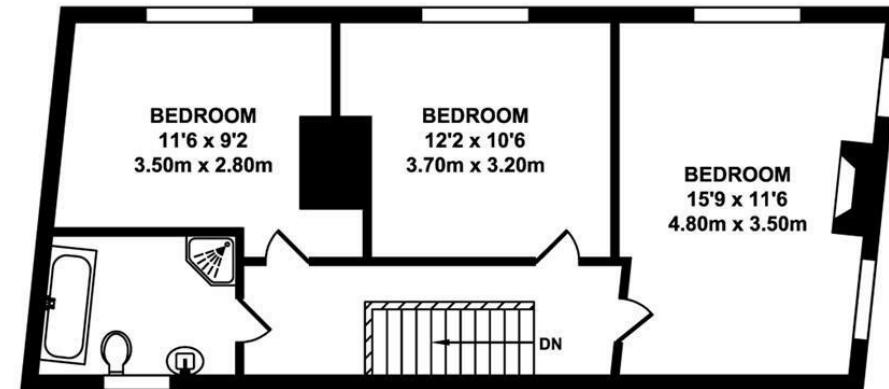
Do not miss the chance to make this delightful house your new home. Call today to arrange your viewing.

- Detached
- Period Property, not listed.
- Village location
- 3 Double Bedrooms
- 3 Reception Rooms
- Electric car charge point
- New gas boiler
- Driveway
- 7 Minute Walk to Train Station
- Viewing encouraged





GROUND FLOOR
APPROX. FLOOR AREA
726 SQ.FT.
(67.42 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
553 SQ.FT.
(51.36 SQ.M.)

TOTAL APPROX. FLOOR AREA 1279 SQ.FT. (118.78 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		59	
EU Directive 2002/91/EC			





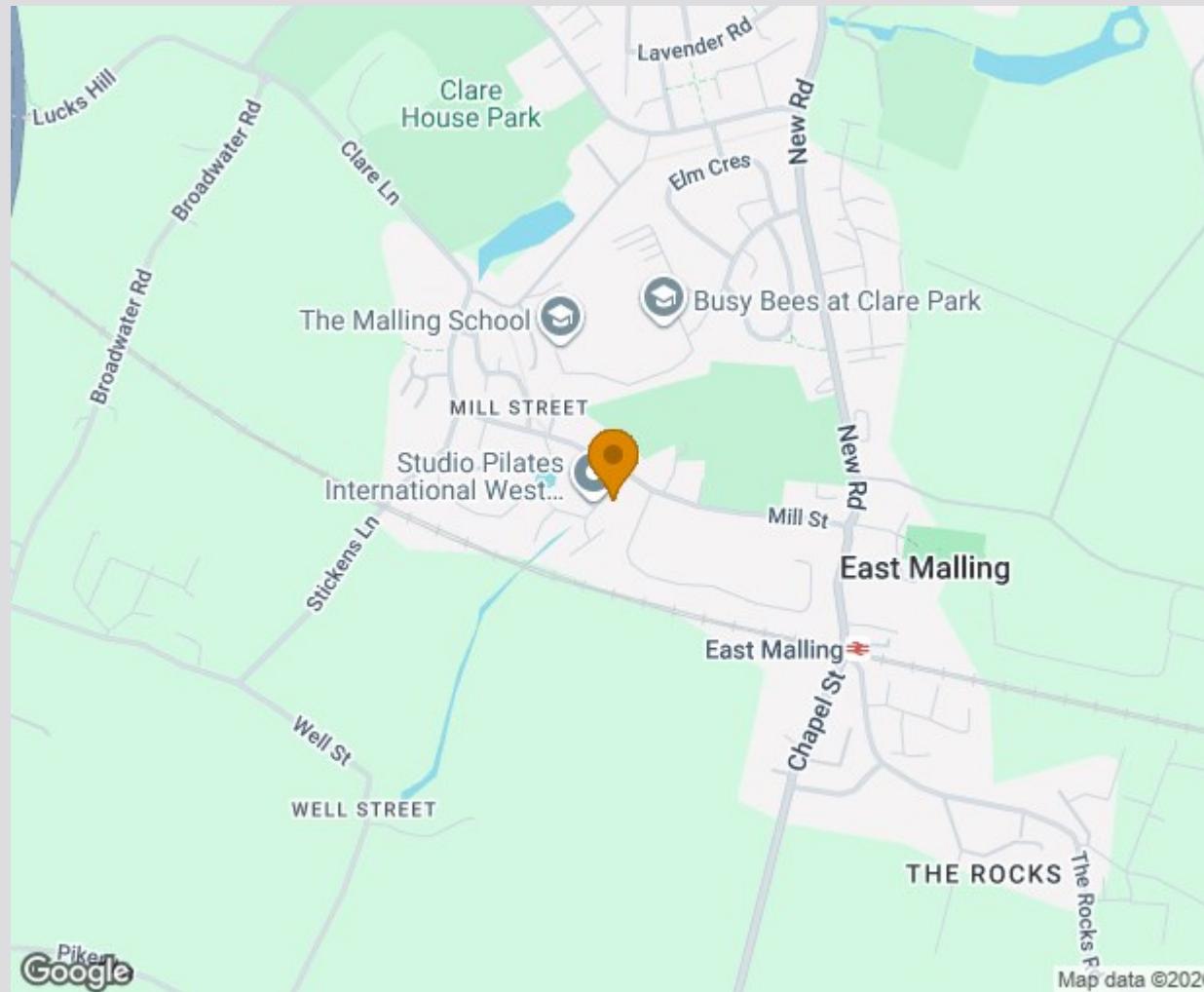
Location Map

Tenure: Freehold

Council tax band: C

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.



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