



Mosquito Road, West Malling, , ME19 4TN
£350,000




CHARMING SEMI DETACHED house on Mosquito Road in WEST MALLING. This home offers a perfect blend of comfort and convenience. With two spacious bedrooms and a well-appointed bathroom, this home is ideal for families or couples seeking a tranquil retreat.

As you enter, you are welcomed by a porch and hallway that lead to a modern gloss kitchen, complete with eating area. The generous lounge, enhanced by a sun room, provides a bright and airy space that seamlessly connects to the garden, perfect for relaxation and entertaining.

Upstairs, the two bedrooms are impressively sized, ensuring ample space for rest and personalisation. The family bathroom is a good size and modern. Throughout the property, every room has been thoughtfully decorated and enhanced, creating a warm and inviting ambiance.

The rear garden is a true gem, offering an enclosed area with lawn and mature borders that bring vibrant colour to the space. A charming seating area invites you to enjoy al fresco dining or simply unwind in the fresh air. At the front, a driveway provides convenient parking, with additional unrestricted on-road parking available. This home is ideally situated at the end of a quiet road, ensuring a sense of privacy while still being close to the picturesque countryside and the bustling amenities of West Malling high street, including local shops and schools.

- WEST MALLING LOCATION
- 2 Bedroom Semi Detached Home
- Spacious Garden
- Modernised Throughout
- Woodland And Rural Walks
- Close To Amenities
- Ample Driveway
- EPC Awaited

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





LOCAL AREA INFORMATION FOR WEST MALLING

The attractive historic high street of West Malling offers a fine selection of day-to-day amenities including boutique shops, bars and restaurants, pharmacy and a Tesco store as well as a mainline train station.

The modern village of Kings Hill is approximately 2 miles away and offers an extensive selection of facilities - particularly outdoor recreation. It has a toddlers group, a pre-school nursery, three highly coveted primary schools and a youth club. The range of sports and leisure facilities are excellent. It includes super markets, shops, cafes, restaurants, 18-hole golf course, David Lloyd health club, sports park, community centre, nature parks and much more.

For additional recreation you have a multitude of offerings within close proximity. Manor Park, Trosley Country Park, Leybourne Lakes are all noteworthy. You have further golf courses at Wrotham Heath and West Malling.

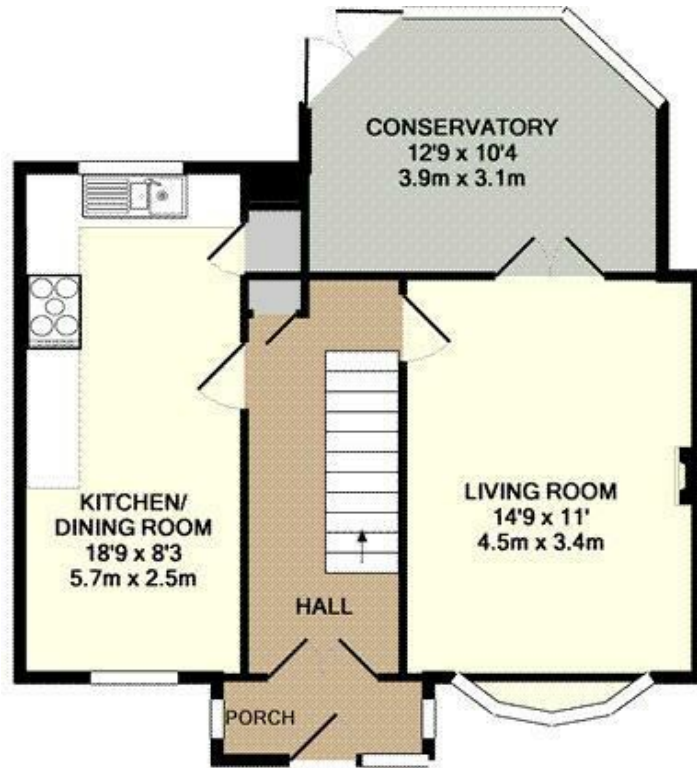
For the commuter Junction 4 of the M20 gives access to the motorway network. West Malling's mainline train station provides services to London Victoria and will commence a direct line to London Charing Cross from 1st December 2022. Nearby Maidstone, Tonbridge and Sevenoaks all provide an excellent and comprehensive range of educational, recreational and shopping facilities together with further mainline stations.

For education the immediate area offers a good selection of state primary and secondary schooling together with grammar schooling in Maidstone, Tonbridge and Tunbridge Wells and several noted independent schools including The Schools at Somerhill, Kent College, Sevenoaks, Tonbridge and Hilden Grange. 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
- Brick Built
- Council Tax Band C
- EPC Awaited
- UPVC Double Glazing
- Gas Central Heating





GROUND FLOOR
APPROX. FLOOR
AREA 568 SQ.FT.
(52.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 416 SQ.FT.
(38.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 984 SQ.FT. (91.4 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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