

Sandown Road

West Malling ME19 6NU

£479,995

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COUNTRY HOMES

West Malling ME19 6NU

Nestled on the charming Sandown Road in West Malling, this delightful semi-detached house presents an excellent opportunity for first-time buyers seeking a comfortable and inviting home. This property boasts two well-proportioned bedrooms and a single bedroom, making it ideal for small families or those looking for extra space.

Upon entering, you will be greeted by a spacious reception room and fully functioning kitchen, around the rear of the property you will find the benefit of a second reception room which is perfect for entertaining guests or enjoying quiet evenings with family. The newly fitted carpets and fresh decorations throughout the home create a warm and welcoming atmosphere, allowing you to move in with ease and make it your own.

The property features a large driveway that accommodates parking for up to three vehicles, along with the added convenience of a single garage. This thoughtful design ensures that you have ample space for both your car and additional storage needs.

One of the standout features of this home is its fantastic location. Situated within walking distance of West Malling High Street, you will have easy access to a variety of shops, cafes, and local amenities, making everyday life both convenient and enjoyable.

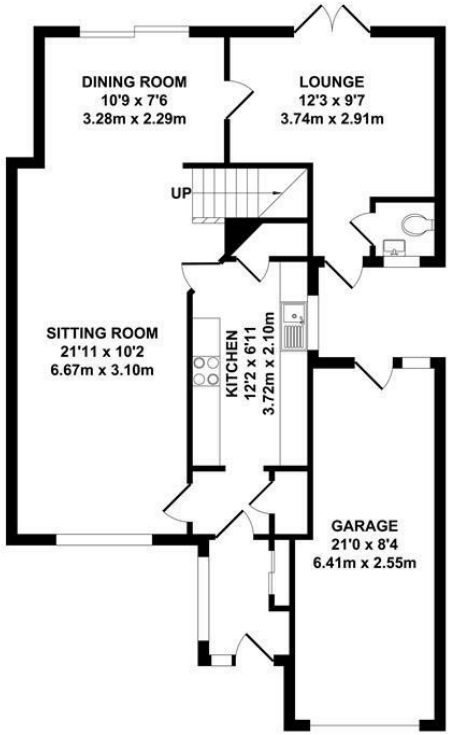
In summary, this semi-detached house on Sandown Road is a wonderful opportunity for those looking to establish themselves in a vibrant community. With its spacious layout, modern finishes, and prime location, it is sure to attract interest from discerning buyers. Don't miss your chance to view this lovely property and envision your future in West Malling.

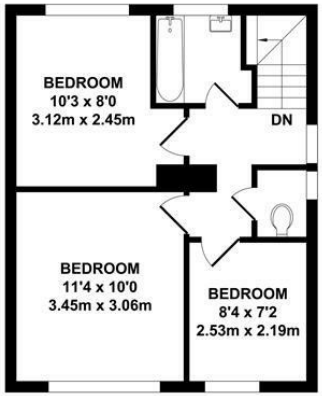
- CHAIN-FREE
- Ideal for First Time Buyers
- New Carpets throughout property
- Large living space
- Single Garage
- Driveway for upto 3 cars
- Close walking distance to West Malling High Street
- Three Bedrooms
- Two Reception Rooms
- Viewing Highly Recommended









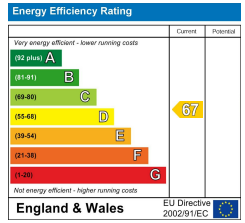


GROUND FLOOR
APPROX. FLOOR AREA
809 SQ.FT.
(75.19 SQ.M.)

FIRST FLOOR
APPROX. FLOOR AREA
381 SQ.FT.
(35.35 SQ.M.)

TOTAL APPROX. FLOOR AREA 1190 SQ.FT. (110.54 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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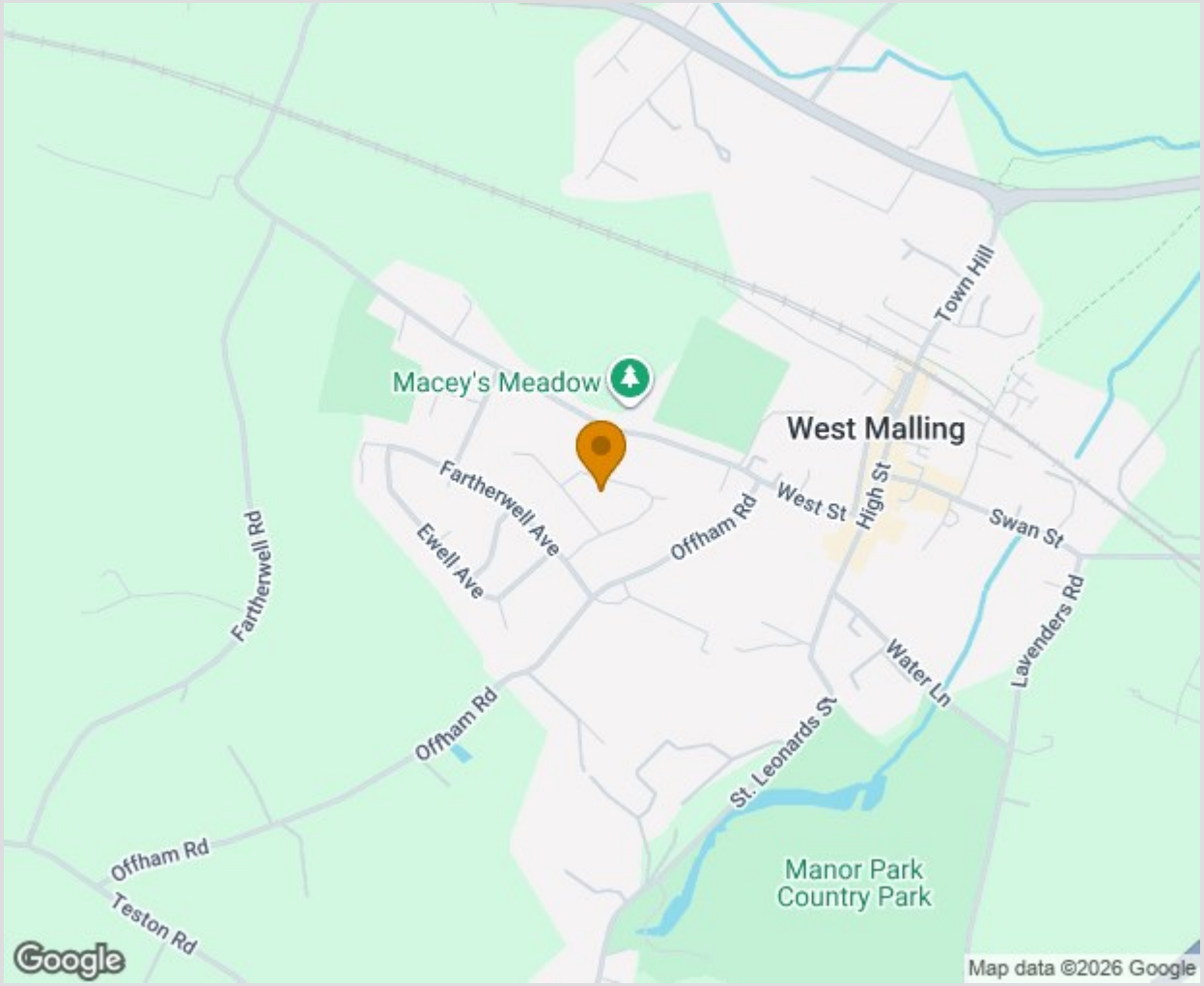


Location Map

Tenure: Freehold

Council tax band: D

AML WM
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
www.khp.me

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