



Church Fields, West Malling, ME19 6RJ
Guide Price £335,000

NO ONWARD CHAIN / Guide Price £335,000 - £350,000

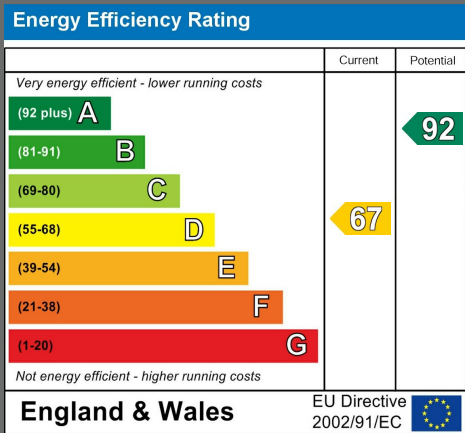
Charming Two Bedroom Cottage in Sought-After Location, Close to West Malling High Street

Located in a popular residential road, this two-bedroom cottage is just a short walk from the heart of West Malling, with its variety of shops, restaurants, and mainline station.

The property offers great potential for modernisation, giving buyers the perfect opportunity to put their own stamp on it. The ground floor comprises a lounge, kitchen, rear lobby, and shower room with walk-in shower. Upstairs, there are two good-sized bedrooms, with bedroom two featuring a built-in cupboard housing the boiler.

Externally, the property boasts a generous rear garden extending to approximately 88ft.

- Guide Price £335,000 - £350,000
- No Onward Chain
- Charming Cottage
- Two Bedrooms
- Rear Garden Approx 88'
- Within Walking Distance of West Malling High Street
- Within Walking Distance of Manor Park
- Non Through Road
- EPC TBC
- Council Tax Band C





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.

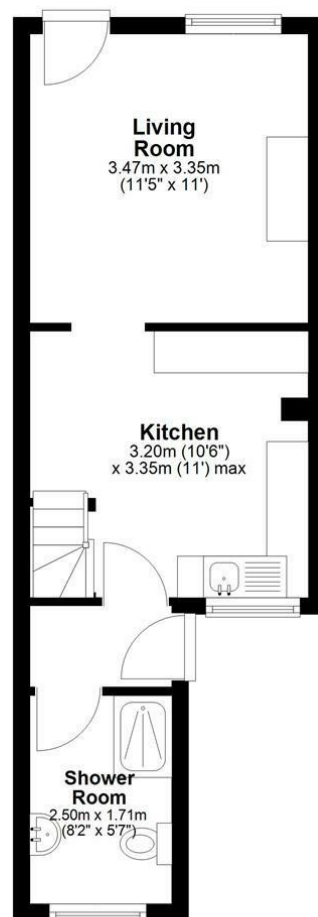
For education the immediate area offers a good selection of state primary and secondary schooling together with grammar schooling in Maidstone, Tonbridge and Tunbridge Wells and several noted independent schools including The Schools at Somerhill, Kent College, Sevenoaks, Tonbridge and Hilden Grange. 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

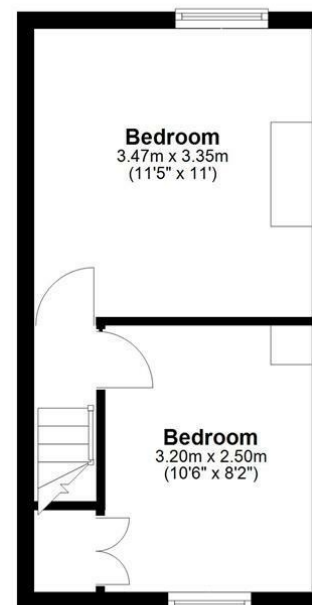
Freehold
Council Tax Band
EPC Rating
Double Glazing
Gas Central Heating
Loft



Ground Floor



First Floor



Total area: approx. 51.6 sq. metres (555.9 sq. feet)

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