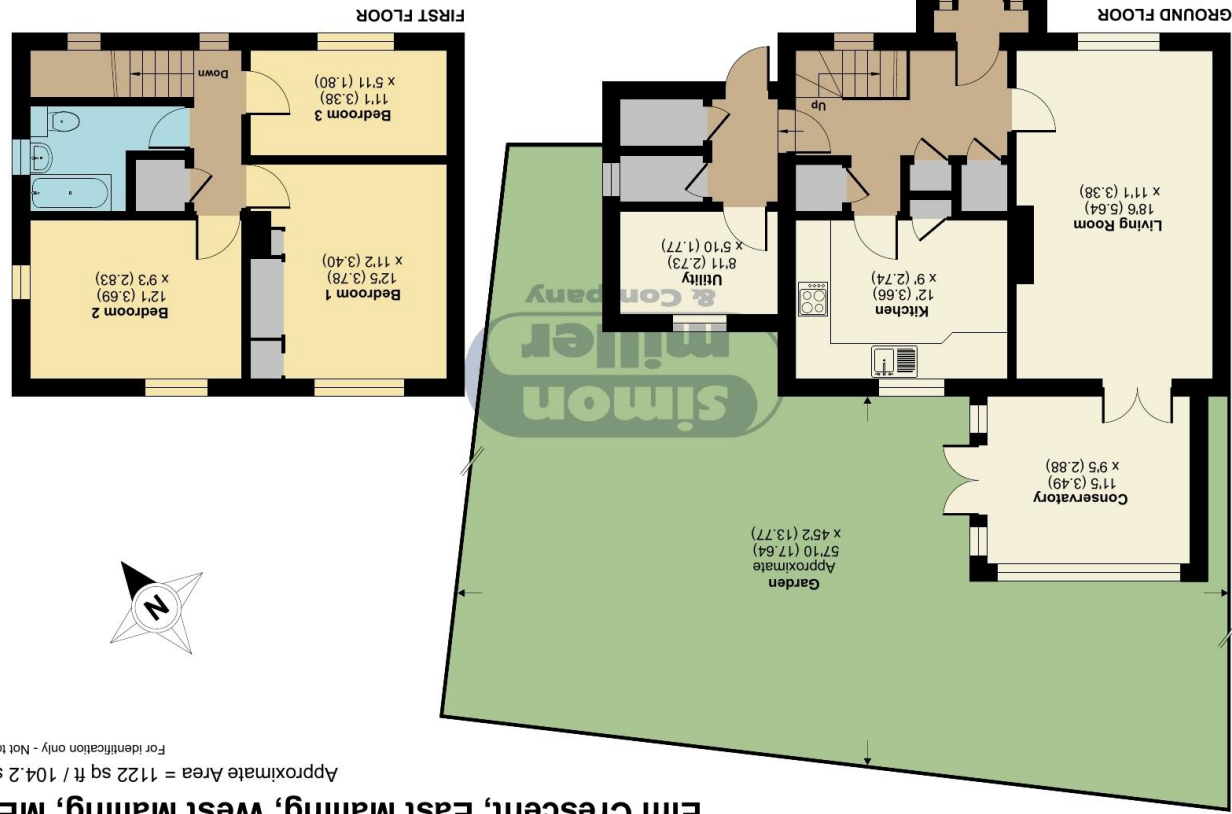


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrdhcom 2025. Produced for Simon Miller & Company. REF: 1449064



Elm Crescent, East Malling, West Malling, ME19

**70 Elm Crescent, East Malling, Kent, ME19 6DF**

**OFFERS IN EXCESS OF: £350,000**

**EPC RATING: C**





Situated on a generous corner plot within the ever-popular Clare Park Estate, this fantastic three-bedroom end of terrace home offers bright, flexible family accommodation and a truly exceptional outdoor space. The standout feature is the large south-facing rear garden, measuring approximately 57'10" x 45'2" (17.64m x 13.77m). Occupying a wide corner position, the plot offers an excellent degree of privacy and huge potential for entertaining, landscaping or future extension (subject to the usual planning consents). There is also a detached shed with power to the side of the property, ideal for storage or use as a workshop. Internally, the property is well arranged for modern family living. A spacious entrance hallway leads through to a generous living room (18'6" x 11'1" / 5.64m x 3.38m), while the kitchen (12'0" x 9'0" / 3.66m x 2.74m) sits to the rear overlooking the garden. A separate utility room (8'11" x 5'10" / 2.73m x 1.77m) is positioned to the side, providing useful additional space, and the conservatory (11'5" x 9'5" / 3.49m x 2.88m) offers a versatile extra reception area.

Upstairs, there are three well-proportioned bedrooms, all of a good size. Bedroom one measures 12'5" x 11'2" (3.78m x 3.40m), bedroom two 12'1" x 9'3" (3.69m x 2.83m), and bedroom three 11'1" x 5'11" (3.38m x 1.80m), served by a family bathroom.

To the front, the property benefits from a large driveway providing off-road parking for multiple vehicles, further enhancing its appeal for families.

East Malling remains a highly desirable location, offering a blend of village charm and convenience, with a range of local amenities and excellent transport links. The property is also within walking distance of the highly regarded The Malling School, making it an ideal choice for families.

A superb opportunity to acquire a home with a standout plot, excellent potential, and a prime position within a sought-after development.

Freehold  
EPC: C  
Council Tax: C  
Full Fibre Broadband Available Now



- **THREE BEDROOM END OF TERRACE FAMILY HOME**
- **SITUATED ON A LARGE CORNER PLOT**
- **IMPRESSIVE SOUTH FACING REAR GARDEN**

- **DETACHED SHED WITH POWER**
- **LARGE PRIVATE DRIVEWAY**
- **WITHIN WALKING DISTANCE TO THE MALLING SCHOOL**

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Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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