



**Wateringbury Road, East Malling, West Malling, ME19 6JG**  
**Price £450,000**





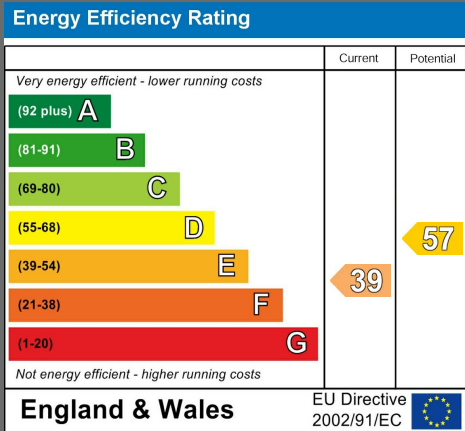
Well-Presented Extended Four-Bedroom Semi-Detached Family Home

Positioned in a rarely available and highly regarded part of East Malling, this extended and well cared for four bedroom semi-detached home offers generous living space, a superb rear garden, and a layout ideal for family life.

The accommodation includes a entrance hall, a spacious sitting room with a wood burner, a large kitchen, and a versatile dining/family room, ideal for everyday living and entertaining. A downstairs cloakroom adds practical convenience. On the first floor, the master bedroom benefits from an en-suite shower room, while three further bedrooms share a modern family bathroom.

To the front, there is an extensive driveway providing ample off-street parking. The rear garden, measuring approximately 95 feet with outdoor lighting and power points, offers a fantastic outdoor space with plenty of room for relaxation and entertaining and further benefits from a good sized workshop with power and lighting.

- Extended Four-Bedroom Semi-Detached House
- Master Bedroom With En-Suite
- Separate Family Bathroom
- Two Spacious Reception Rooms
- Downstairs Cloakroom
- Approx. 95' Rear Garden
- Detached Workshop With Full Electric And Outside Lighting
- LPG Gas Heating
- Ample Off-Street Parking
- EPC Rating E





### LOCAL AREA INFORMATION FOR EAST MALLING

East Malling itself is renowned for research in fruit and the lovely surrounding countryside reflects this, with an abundance of local paths taking you past gorgeous orchards and vineyards.

Although found in a semi-rural position the property is conveniently located minutes from East Malling train station and the M20 motorway network providing links to London and the coast. The market town of West Malling is located just a couple of miles away and is one of the most attractive small towns in Kent with a variety of shops, amenities and eateries.

For education there is a comprehensive range of primary, grammar and private educational opportunities all within easy reach. For more schools information please visit [www.kent-pages.co.uk/education](http://www.kent-pages.co.uk/education) or ask for a Page & Wells Key Facts for Buyers Guides.

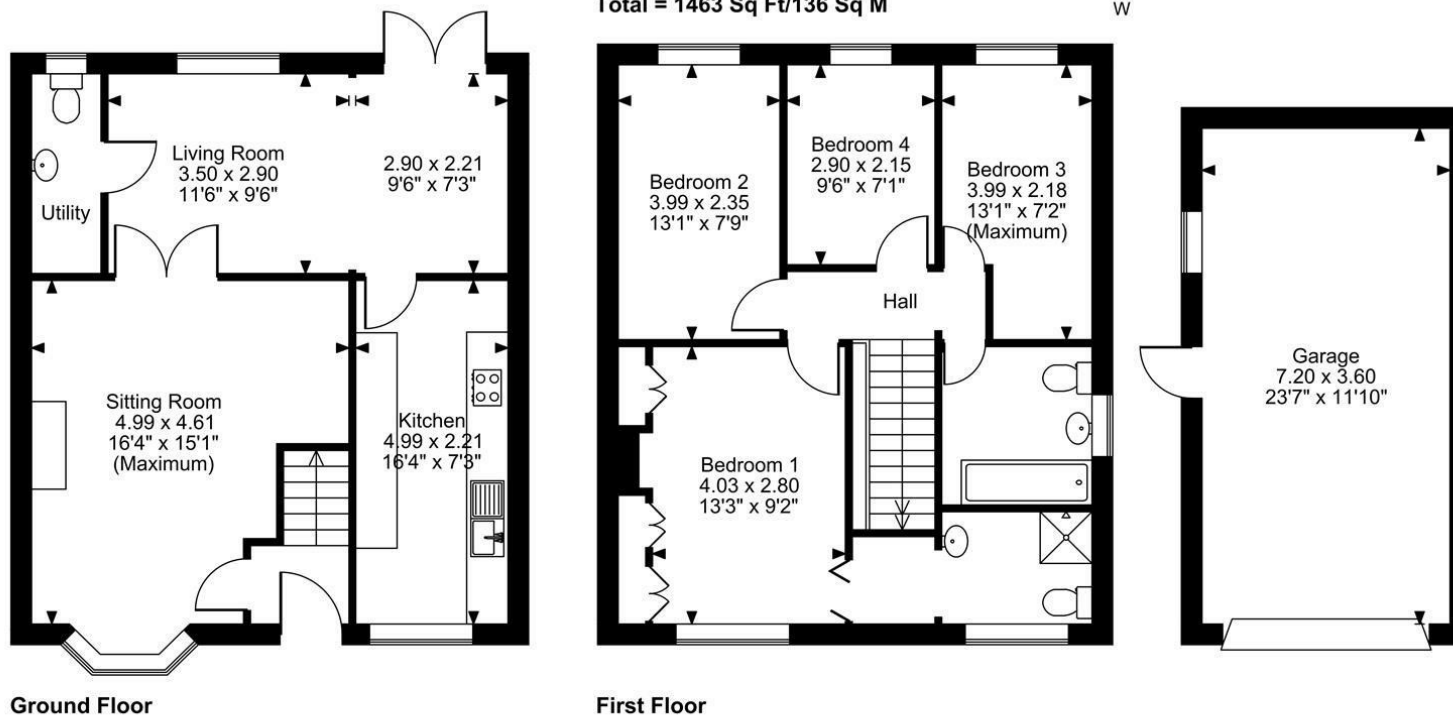
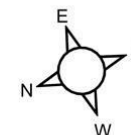
### ADDITIONAL INFORMATION

Freehold  
Council Tax Band E  
EPC Rating E  
UPVC Double Glazing  
LPG Heating System





Wateringbury Road, East Malling, West Malling  
Approximate Gross Internal Area  
Main House = 1184 Sq Ft/110 Sq M  
Garage = 279 Sq Ft/26 Sq M  
Total = 1463 Sq Ft/136 Sq M



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8657953/TOW

Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

