



**141 Mill Street, East Malling, Kent, ME19 6BX**  
**Guide Price £450,000**



Charming end of terrace cottage boasting a wealth of character and presented in beautiful order. Located in the heart of the the quiet, historic village of East Malling, walking distance to the train station, village amenities and many picturesque country walks.

Internally the accommodation is far more spacious than you would judge from the outside. Set over 3 floors, it comprises a cosy living room, dining room with large under stairs cupboard, rear hallway, cloakroom, great sized kitchen with triple aspect windows. To the first floor are two double bedrooms. To the second floor is a double bedroom and bathroom.

Externally the property features a peaceful rear garden, split level and offering patio area with feature pergola, a well kept lawn and garden shed. There is side access from front to rear garden. To the front there is an enclosed, paved front garden.

- Beautifully Presented Period Home
- Numerous Character Features
- Located in the Heart of the Historic Village of East Malling
- 3 Double Bedrooms
- Bathroom
- Grd Flr Cloakroom
- 2 Reception Rooms
- Spacious Kitchen
- Delightful Rear Garden
- Excellent commuter links on your doorstep by road & rail

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>	<b>49</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





## 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.

The property is conveniently located minutes from East Malling train station and the M20 motorway network providing links to London and the coast.

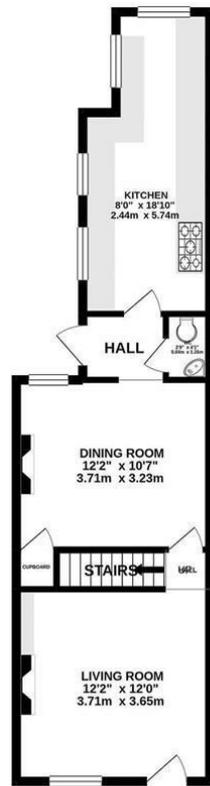
There are good range of shops, supermarkets, eateries and leisure facilities at nearby Larkfield, Kings Hill and West Malling. West Malling is the closest town and is one of the most attractive small towns in mid-Kent with a wide main street lined on each side by a fine collection shops and eateries.

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.

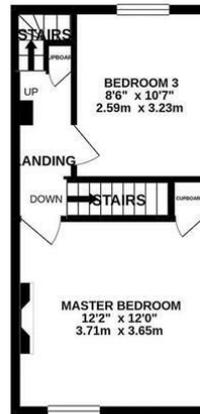
## ADDITIONAL INFORMATION

Freehold  
Council Tax Band D  
EPC Rating E  
Double Glazing Sash Windows  
Gas Central Heating

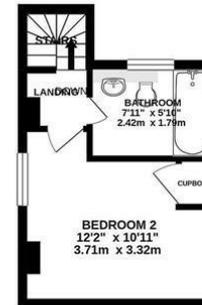




GROUND FLOOR  
469 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR  
300 sq.ft. (27.9 sq.m.) approx.



SECOND FLOOR  
193 sq.ft. (17.9 sq.m.) approx.

TOTAL FLOOR AREA : 961 sq.ft. (89.3 sq.m.) approx.

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