



Four Acres, East Malling, West Malling, ME19 6AY
Offers Over £350,000

Guide Price £350,000 - £365,000 / No Forward Chain

This lovely 3 bedroom semi detached house is located in the desirable semi-rural area of East Malling. Enjoying a corner plot set back form the road in a small cul-de-sac the property is perfectly positioned adjacent to open fields and within walking distance of East Malling mainline station, offering convenience alongside a tranquil lifestyle.

You can feel the decades of love in every brick of this home and the possibilities of modernisation are bountiful. There is a front garden full of flowers leading to the front door and a convenient porch area and a separate cloakroom. Leading through to the left there is a lovely lounge and separate kitchen/dining which over looks the back garden Additionally, there is a useful utility area beyond the kitchen for convenience.

To the first floor, there are two good-sized bedrooms and a smaller third bedroom along with a family bathroom.

Externally, the rear garden has several different facets offering all manner of future landscape possibilities. There is modernisation needed to this loved home to make this into a family home for generations to come.

- No Onward Chain
- Semi Detached House in need of updating
- Three Bedrooms
- Cul de Sac Position
- Popular Semi Rural Location in East Malling
- Ground Floor Wc
- Generous Sized Reception Room
- Good Sized Kitchen
- Parking For 2 Cars
- EPC Rating D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

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.

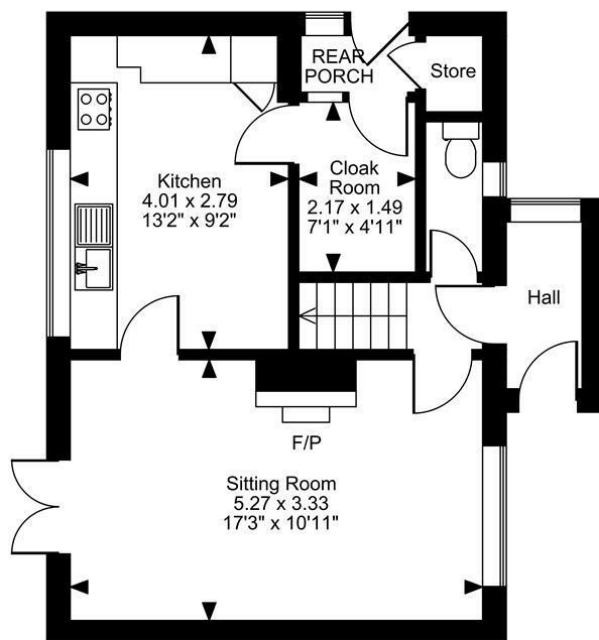
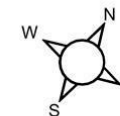
For education there is a comprehensive range of primary, grammar and private educational opportunities all within easy reach. For more schools information please visit www.kent-pages.co.uk/education or ask for a Page & Wells Key Facts for Buyers Guides.

ADDITIONAL INFORMATION

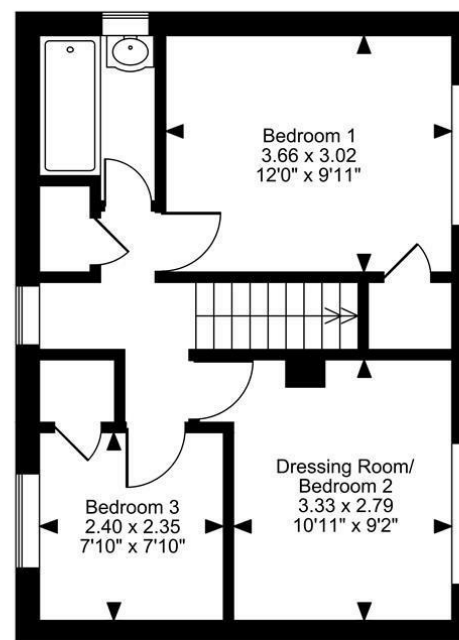
Freehold
Brick Built
Council Tax Band C
EPC Rating D
UPVC Double Glazing
Gas Central Heating
CHAIN FREE



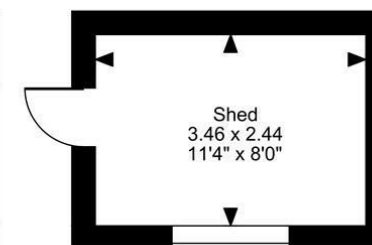
Four Acres, East Malling, West Malling
Approximate Gross Internal Area
Main House = 866 Sq Ft/80 Sq M
Shed = 91 Sq Ft/8 Sq M
Total = 957 Sq Ft/88 Sq M



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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