



44 Town Hill, West Malling, Kent, ME19 6QN
Price Guide £400,000

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A fantastic opportunity, with no onward chain to purchase a home in the heart of West Malling.

With Victorian cottage charm and a flexible layout the house offers great possibilities to a new owner.

Being Sold with NO ONWARD CHAIN and a guide price of £400,000 we are sure it will be popular.

- Heart of West Malling Village
- Flexible layout options
- Upstairs bathroom
- Guide Price £400,000
- Walking distance to train station
- No onward chain
- Victorian terraced house
- Two reception rooms
- Private rear garden potential
- EPC rating D - Council Tax Band D

Located in the heart of West Malling Village, this charming Victorian terraced house, built circa 1900 or before, offers a delightful blend of character and modern living. Spanning an impressive 922 square feet, the property features a flexible layout that includes two reception rooms, perfect for both relaxation and entertaining.

The house boasts an upstairs bathroom, providing convenience and privacy for residents. One of the features of this property is the private rear garden, which presents an excellent opportunity for gardening enthusiasts or those seeking a tranquil outdoor space to unwind.

Situated within walking distance of the mainline train station, this home is ideal for commuters, offering easy access to nearby towns and cities. With no onward chain, this property is ready for you to move in and make it your own.

Whether you are a first-time buyer, a small family, or looking to downsize, this delightful home in West Malling is sure to impress. Don't miss the chance to explore the potential this property has to offer.

Sitting Room 11'7" x 11'2"

This inviting sitting room features a charming exposed brick fireplace set into a chimney breast, flanked by built-in shelves and storage cupboards painted in a classic dark shade. The natural wood flooring adds warmth underfoot, while a large window with blinds fills the space with natural light, complementing the neutral wall tones. The room offers a cosy yet spacious setting, perfect for relaxing or entertaining, and connects smoothly to an adjacent room through a doorway.

Dining Room 12'7" x 11'2"

The dining room is a sociable space featuring a wood-burning stove set within a chimney breast of exposed brick painted soft green. Wooden floorboards flow throughout, and the room enjoys plenty of natural light from a window to the rear. Open shelving on one side adds character and storage, while the room connects directly to the kitchen through an open doorway, enhancing the flow of the home.

Kitchen 9'5" x 6'9"

The kitchen is a bright, practical space with white cabinetry and warm wood worktops. A large window over the sink lets in plenty of daylight, while recessed ceiling spotlights ensure good lighting throughout. The kitchen extends into a breakfast room, providing additional space for informal dining and direct access to the garden, making it ideal for morning coffee or casual meals.

Breakfast Room 9'5" x 6'5"

This compact breakfast room offers a cosy spot for casual dining or morning coffee, with access to the garden through a door at the rear. The room benefits from natural light and creates a welcoming transition between the kitchen and outdoor space.

Landing / Potential Bedroom 12'7" x 12'7"

A versatile room that can serve as both a landing and an additional bedroom, this space is generously sized and bright, featuring a window that fills the room with natural light. It leads directly to the shower room and has stairs descending to the floor below and converted loft above, offering flexible use for either a quiet bedroom or a comfortable landing area.

Bedroom 12'7" x 11'6"

This spacious bedroom is light and airy with a large window showcasing views to the front. The room is carpeted for comfort and painted in soft neutral tones, creating a tranquil atmosphere ideal for rest. It enjoys a generous floor area and a peaceful setting on the first floor.

Shower Room

The shower room is a well-appointed bathroom with a curved glass shower enclosure, white tiling, and practical grey flooring. A window provides natural light and ventilation, while the space includes a toilet and a wall-mounted cabinet for storage, making it a functional and modern facility.

Attic Room 11'9" x 11'6"

The attic room is a versatile space with two skylight windows that provide plenty of natural light. Carpeted for comfort, it can serve with flexibility of use offering a peaceful retreat with character on the second floor.

Rear Garden

This garden space is a secluded outdoor area filled with mature plants and greenery, providing a private and tranquil setting. An area that will need developing by the new owner but has all the potential to be a great private outdoor space to socialise and enjoy.

West Malling

The historic market town of West Malling with a broad high street of specialist shops, Post Office, Boots Pharmacy and Tesco stores and a great selection of restaurants and public houses. West Malling and Borough Green railway stations serve London Victoria, Charing Cross and London Bridge. Tonbridge, Sevenoaks and the County Town of Maidstone town centres offer a wide range of shopping, educational and leisure facilities as well as main line stations. There are a good number of well regarded state and independent schools in the area. There is easy access to the M20's Junction 4 which links to the M26/M25 Motorway network, Dartford Tunnel, Channel Tunnel Terminus and ports, Heathrow and Gatwick International Airports, London and suburbs. There are golf courses at Wrotham Heath, Kings Hill and Addington and indoor leisure centres at Larkfield and Kings Hill.



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