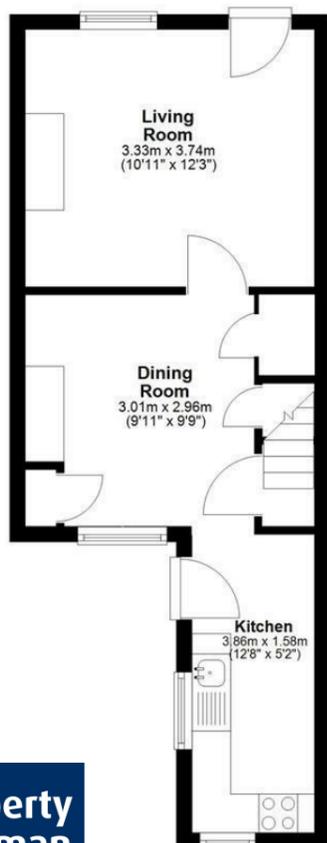
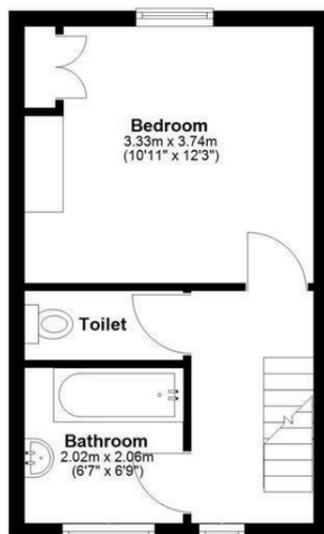


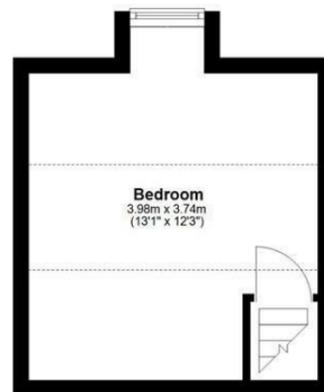
Ground Floor



First Floor



Second Floor



Total area: approx. 67.4 sq. metres (725.8 sq. feet)



01732 522 822  
info@khp.me



Roughetts Road  
West Malling ME19 5AL  
£1,500 PCM

Tenure:

Council tax band: C



This well presented two-bedroom cottage is set in a peaceful rural location just off Roughetts Road, enjoying picturesque countryside views and a wonderfully tranquil setting.

Arranged over three floors, the property offers well-proportioned and versatile accommodation. The ground floor comprises two reception rooms and a fitted kitchen. On the first floor, there is a spacious bedroom, a family bathroom, and a separate WC. The top floor features a further bedroom with fitted storage.

Externally, the cottage benefits from off-road parking to the front for two vehicles, along with a generous front garden — perfect for enjoying the surrounding scenery.

Pets will be considered.

Early viewing is highly recommended to fully appreciate all this charming cottage has to offer.

- 2 bedrooms
- Rural - Countryside views
- Parking
- Close to West Malling
- Cottage
- Well presented
- AVAILABLE ASAP



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
(92-100) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	

Very energy efficient - lower running costs  
 Very environmentally friendly - lower CO<sub>2</sub> emissions  
 Not energy efficient - higher running costs  
 Not environmentally friendly - higher CO<sub>2</sub> emissions  
 England & Wales EU Directive 2002/91/EC



**LOCAL INFORMATION FOR WEST MALLING**  
 West Malling is one of the most attractive small towns in mid-Kent with a wide main street lined on each side by a fine collection of period properties, shops and amenities.

West Malling offers an excellent range of local and specialist shops together with a mainline station serving London Victoria.

The delightful parkland of Manor Park is also close by and features a lake, woodland and children's play area.



Maidstone, Tonbridge and Sevenoaks all provide an excellent and comprehensive range of educational, recreational and shopping facilities together with mainline stations serving London Bridge, Cannon Street, Charing Cross and Victoria.

The M20 and M26 are easily accessible ensuring quick communications with the M25, Gatwick, Heathrow, City and Stansted airports, Canary Wharf, the Channel Tunnel and Ashford and Ebbsfleet International Stations (Ebbsfleet to St Pancras station in 17 minutes).

