

GROUND FLOOR
APPROX. FLOOR AREA
423 SQ.FT.
(39.28 SQ.M.)

FIRST FLOOR
APPROX. FLOOR AREA
339 SQ.FT.
(31.49 SQ.M.)

TOTAL APPROX. FLOOR AREA 762 SQ.FT. (70.77 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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London Road
West Malling ME19 5AE
£1,500 Per Calendar Month

Tenure:

Council tax band: C



A two bedroom Victorian semi detached property boasting an elevated position with views over countryside to the front. The property is conveniently located for West Malling High Street and gives good access to local road links including M2 and M20 Motorways.

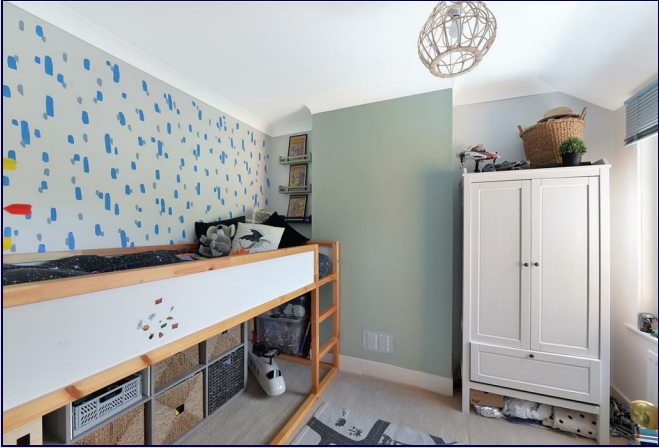
Internally the property comprises sitting room, dining room, kitchen and a conservatory. To the first floor there are two double bedrooms and a family bathroom. Externally there is a large three tiered rear garden, mainly laid to lawn.

Situated just a stones throw away from the popular village of West Malling. Close enough to the local shops, bars and restaurants as well as the station with trains into London Victoria.

Available end of October.

- Two bed semi-detached home
- Walking distance to West Malling
- Living room
- Dining room
- Kitchen
- Two double bedrooms
- Bathroom & Downstairs Cloakroom
- Fantastic transport links
- Available end of October 2023

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	87	(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	65	(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		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).

DISCLAIMER
All dimensions are approximate and any floor plans are for guidance purposes only. Reference to appliances and/or services does not imply that they are necessarily in working order. Whilst we endeavor to make our sales particulars as accurate as possible, all interested parties must verify their accuracy themselves.

