



KHP  
COUNTRY  
HOMES  
FOR SALE  
01223 871111

Police Station Road

ME19 6LL

£475,000



COUNTRY HOMES

## ME19 6LL

**\*\* CHAIN-FREE\*\*** | SUPERB LOCATION | HOME IMPROVEMENTS TO BECOME A DREAM HOME | Nestled on Police Station Road in the charming town of West Malling, this delightful detached house presents an excellent opportunity for those seeking a renovation project. With two spacious double bedrooms, this property is perfect for families or individuals looking to create their dream home.

Upon entering, you will find a welcoming reception room that offers a versatile space for relaxation or entertaining guests. The layout provides ample potential for modernisation, allowing you to tailor the interiors to your personal taste and style. The property also features a spacious bathroom, ensuring convenience for everyday living.

One of the standout features of this home is its historic feature of a water pump, and also the driveway, a valuable asset in this desirable area. The rear garden offers a private outdoor space, ideal for enjoying sunny days or hosting gatherings with friends and family.

Situated in an ideal location, this property is just a short stroll from West Malling High Street, where you can explore a variety of shops, cafes, restaurants and local amenities. The vibrant community and picturesque surroundings make this an attractive place to live.

In summary, this detached house on Police Station Road is a fantastic opportunity for those looking to invest in a property with great potential. With its prime location and ample space, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this house your own and create a wonderful home in West Malling.

- RENOVATION PROJECT TO BECOME A DREAM HOME
- TWO DOUBLE BEDROOMS
- DRIVEWAY
- REAR GARDEN
- SOLD AS CHAIN FREE
- IDEAL LOCATION FOR COMMUTERS WITH TRANSPORT LINKS TO LONDON
- VIEWING HIGHLY RECOMMENDED





LOWER GROUND FLOOR  
 APPROX. FLOOR AREA  
 147 SQ.FT.  
 (13.68 SQ.M.)

GROUND FLOOR  
 APPROX. FLOOR AREA  
 425 SQ.FT.  
 (39.46 SQ.M.)

FIRST FLOOR  
 APPROX. FLOOR AREA  
 387 SQ.FT.  
 (35.92 SQ.M.)

OUTBUILDING  
 APPROX. FLOOR AREA  
 155 SQ.FT.  
 (14.41 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1114 SQ.FT. (103.47 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





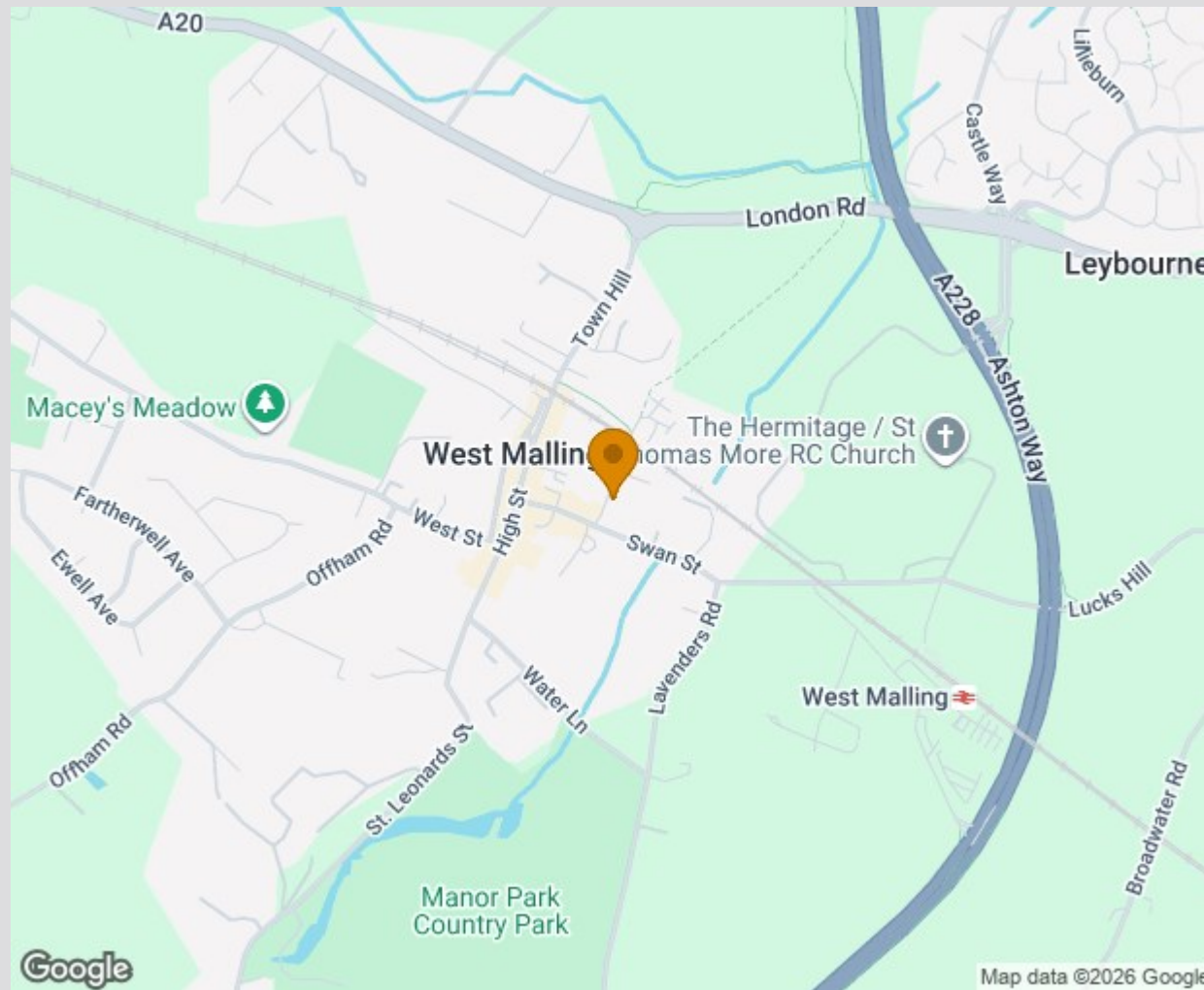
## Location Map

Tenure: Freehold

Council tax band: D

### AML WM

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before the property can be removed from the open market and advertised as 'sold subject to contract' and before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



TO VIEW CONTACT: 01732 87 11 11 [westmallin@khp.me](mailto:westmallin@khp.me)

[www.khp.me](http://www.khp.me)



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