



Green Lane
Trottiscliffe ME19 5DX
£440,000



COUNTRY HOMES

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Trottiscliffe ME19 5DX

CHAIN-FREE IMMACULATE CONDITION

Nestled in the charming village of Trottiscliffe, this immaculately presented property on Green Lane offers a delightful blend of comfort and rural charm. Built in 1983, this home offers rural views of the North Downs, making it an ideal choice for families or those seeking a peaceful retreat.

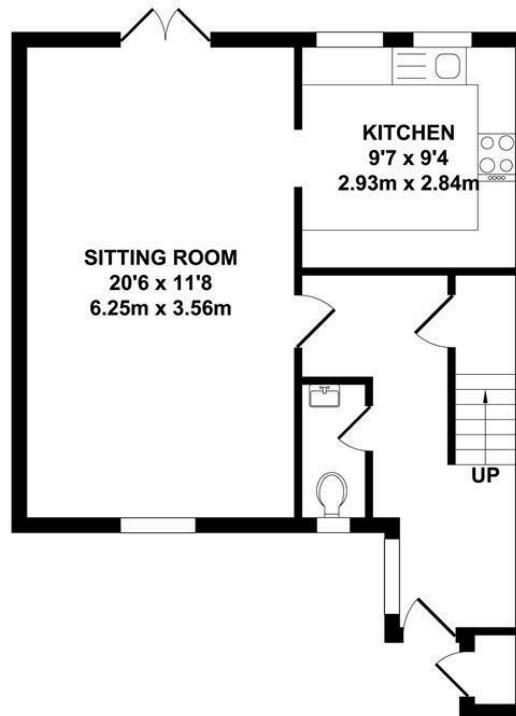
The property features three well-proportioned bedrooms, providing ample space for relaxation and rest. The single reception room is inviting and serves as a perfect gathering space for family and friends, which can be used as an open plan lounge/dinning room. The layout is designed to maximise both functionality and comfort, ensuring that every corner of the home is utilised effectively.

One of the standout features of this property is the large driveway, which offers convenient off-road parking and adds to the overall appeal of the home. The desirable location enhances the experience of living in this tranquil setting, surrounded by the beauty of the countryside while still being within reach of local amenities. A short drive from Borough Green, Ryarsh and West Malling High Street which hosts direct train links into Central London or Maidstone East.

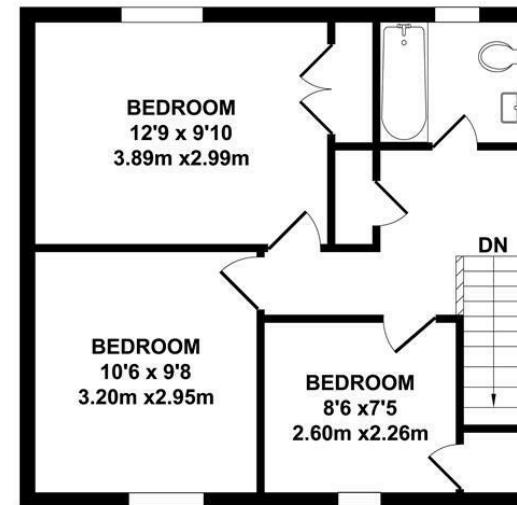
This residence is perfect for those who appreciate a rural lifestyle without sacrificing modern conveniences. If you are looking to settle down in a peaceful environment, this property on Green Lane is sure to impress. Don't miss the opportunity to make this charming home your own.

- CHAIN-FREE
- 3 Bedrooms
- 1 Bathroom & 1 GF W/C
- Rural Setting
- Ideal for Families or First Time Buyers
- Large Driveway for 4 cars
- Cul-de-sac Location
- Popular Location
- Viewing Encouraged





GROUND FLOOR
APPROX. FLOOR AREA
467 SQ.FT.
(43.43 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
437 SQ.FT.
(40.63 SQ.M.)

TOTAL APPROX. FLOOR AREA 905 SQ.FT. (84.06 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 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		64
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			





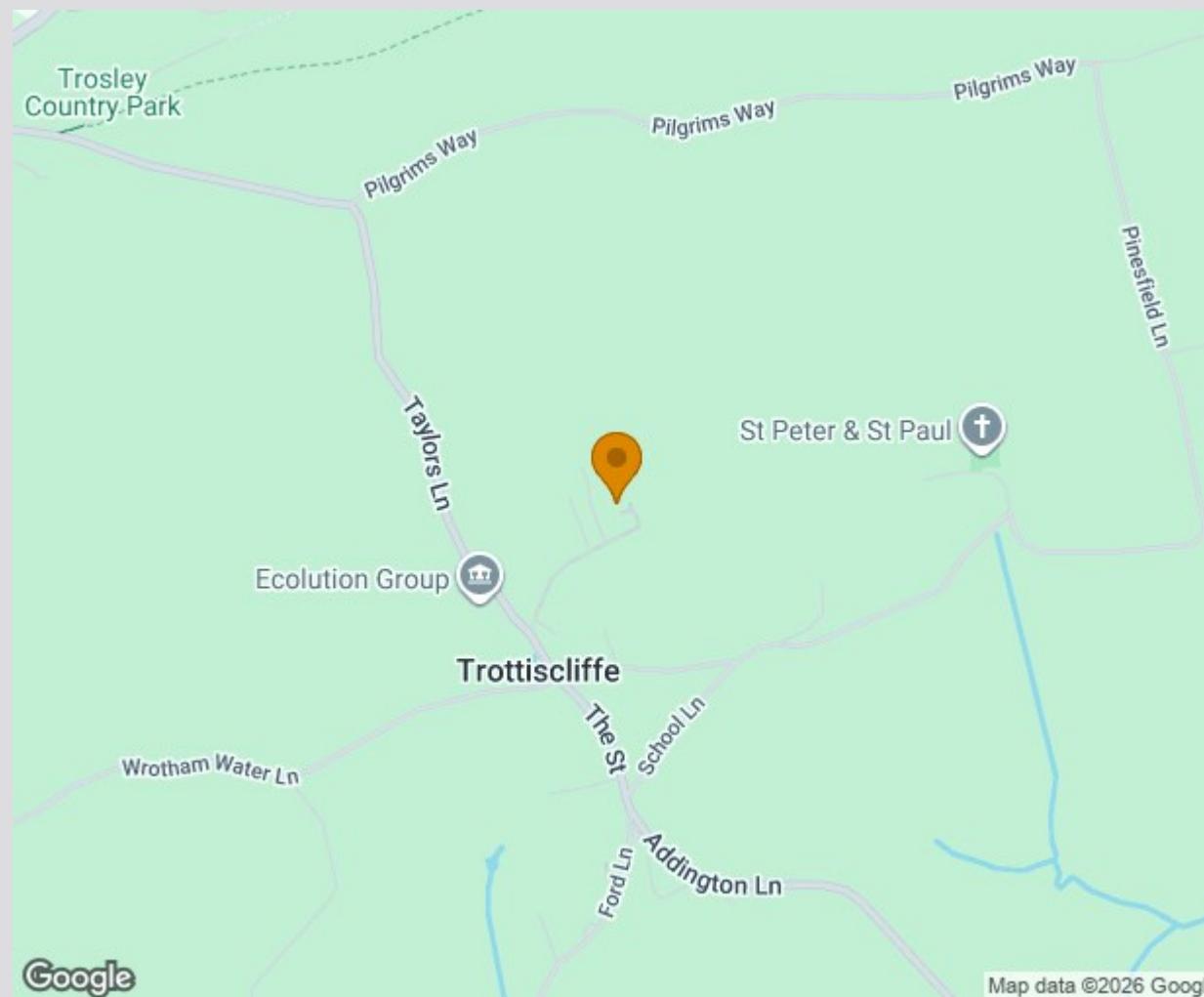
Location Map

Tenure: Freehold

Council tax band: E

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 westmallings@khp.me
www.khp.me

