



**Bluegown Avenue**

West Malling ME19 5FN

£395,000



**COUNTRY HOMES**



## West Malling ME19 5FN

Nestled in the charming development of Leybourne Chase, West Malling, this delightful three-bedroom semi-detached house presents an excellent opportunity for first-time buyers. The property boasts a spacious reception room, perfect for entertaining guests or enjoying quiet family evenings.

The newly fitted kitchen is a standout feature, offering a modern and stylish space for culinary adventures. With ample storage and contemporary appliances, it is sure to inspire your inner chef. The house also includes two well-appointed bathrooms, ensuring convenience for both residents and visitors alike.

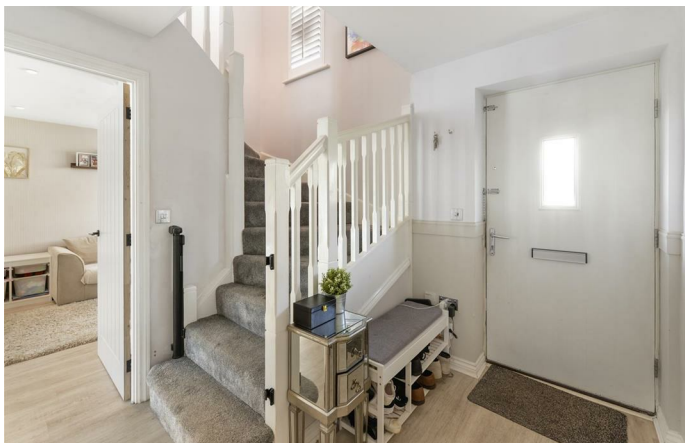
In addition to the main living space, the property benefits from an additional outbuilding, which can serve a variety of purposes, whether as a home office, a workshop, or extra storage.

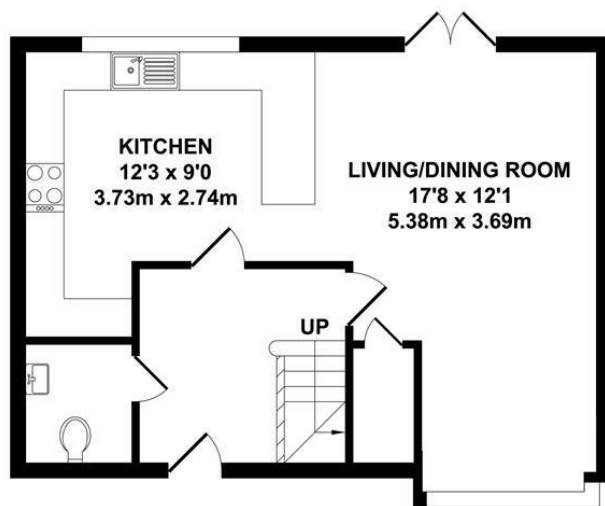
Situated in a popular location, this home is surrounded by local amenities and offers easy access to transport links, making it an ideal choice for those seeking a balance of tranquillity and convenience.

This semi-detached house is not just a property; it is a place where memories can be made. With its appealing features and prime location, it is a must-see for anyone looking to embark on their homeownership journey.

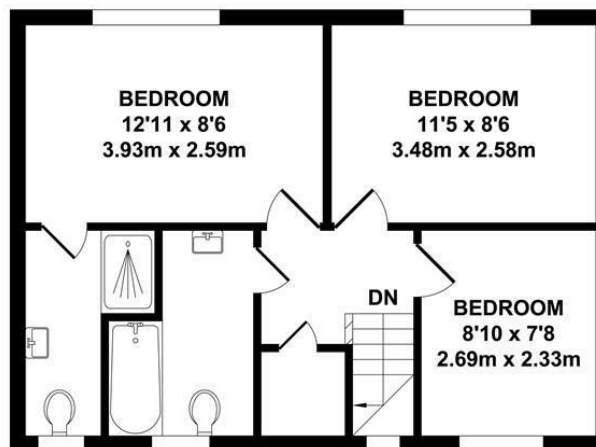
To book your viewing, give our West Malling Office a call on 01732871111.

- Ideal for First Time Buyers
- 3 Bedrooms
- Newly fitted Kitchen
- Newly fitted ensuite
- Rear outbuilding
- Popular Location
- Close to Transport Links to London
- Central Location to West Malling High Street
- Viewing Encouraged

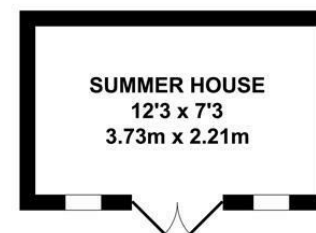




GROUND FLOOR  
APPROX. FLOOR AREA  
433 SQ.FT.  
(40.24 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
433 SQ.FT.  
(40.24 SQ.M.)




OUTBUILDING  
APPROX. FLOOR AREA  
89 SQ.FT.  
(8.24 SQ.M.)

### TOTAL APPROX. FLOOR AREA 955 SQ.FT. (88.72 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	











## Location Map

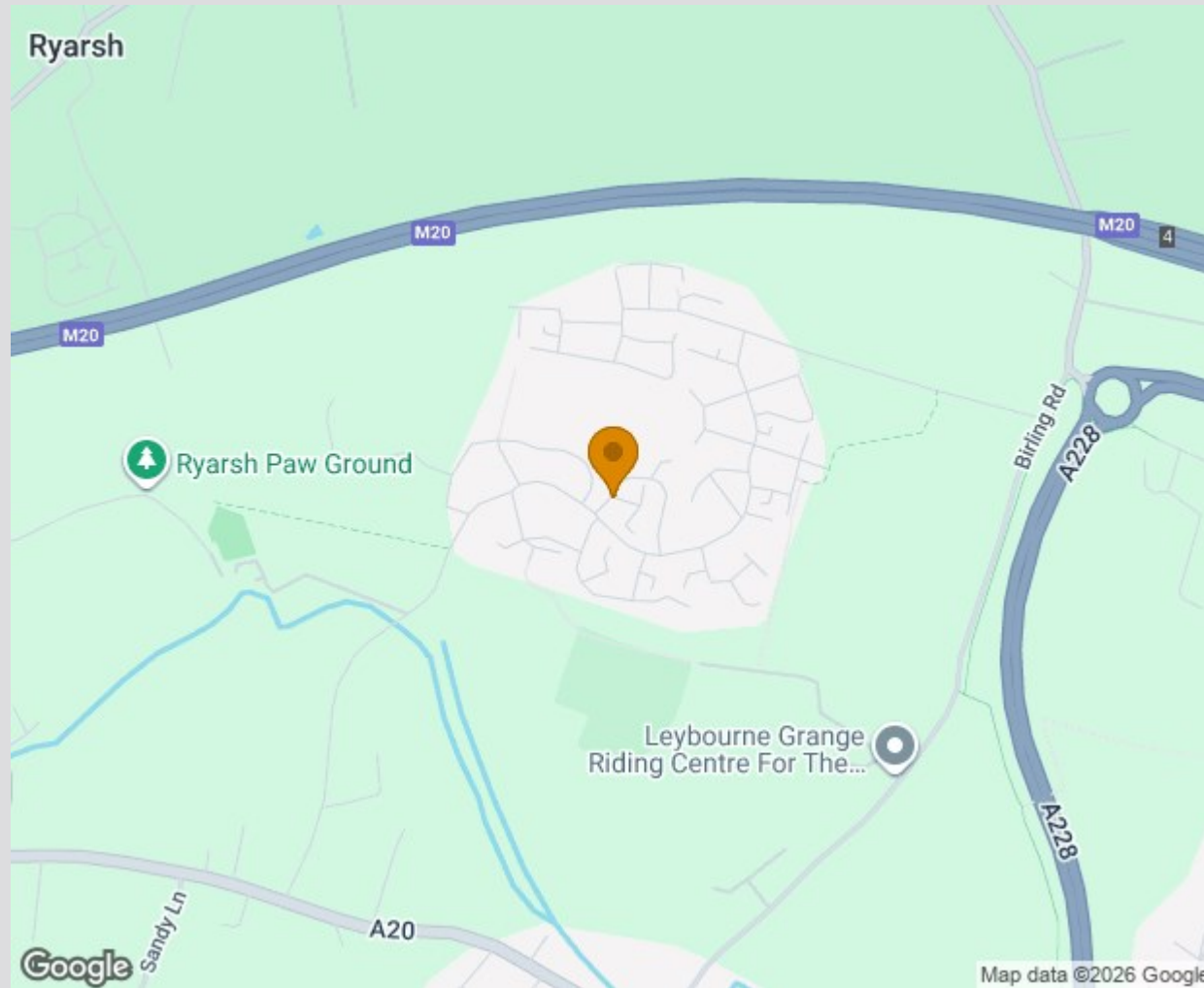
Tenure: Freehold

Council tax band: D

Service Charge  
Service Charge £600p/a  
Reviewed every 12 months

### 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](mailto:westmallings@khp.me)

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



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