



Mellings Close
West Malling ME19 6FW
£595,000



COUNTRY HOMES

West Malling ME19 6FW

Welcome to this exquisite end-terrace house located in the desirable Mellinges Close, just off the vibrant West Malling High Street. This brand new property boasts a high specification finish, ensuring modern living at its finest.

As you enter, you will find a spacious triple aspect lounge that floods the room with natural light and offers direct access to the rear garden, perfect for entertaining or enjoying a quiet evening outdoors. The house features three well-proportioned bedrooms, providing ample space for family or guests. With two stylish bathrooms, one being the ensuite and with a downstairs WC, morning routines will be a breeze.

This new build comes with a 10-year certification, giving you peace of mind regarding the quality and durability of your investment. The property also includes a convenient drive to the side of the property, making parking hassle-free.

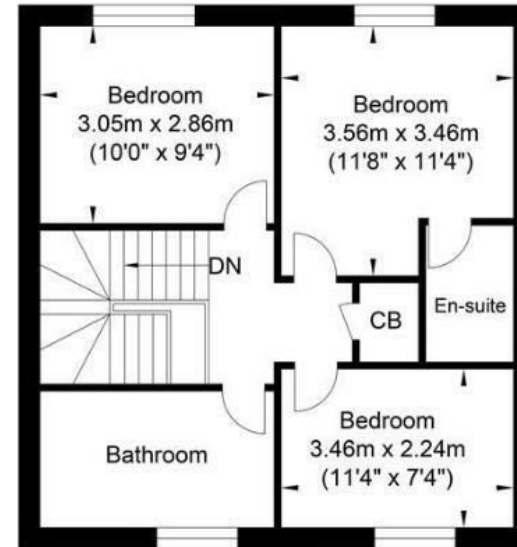
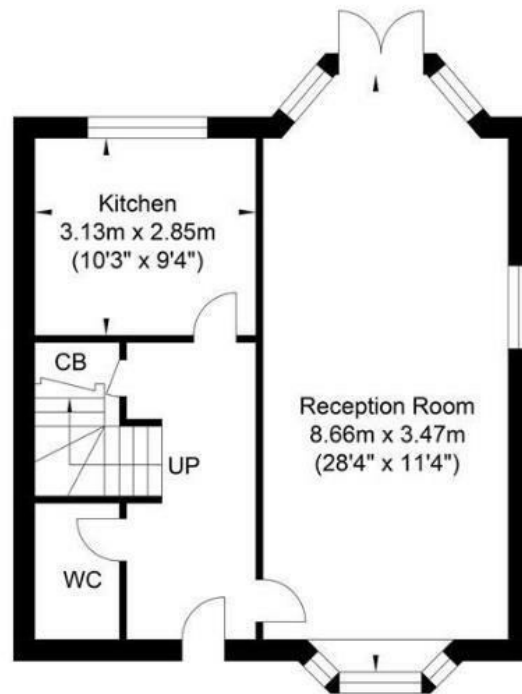
Situated in a prime location, you will benefit from the charm of West Malling, with its array of shops, cafes, and local amenities just a stone's throw away. The station with trains direct to London stations is a short walk and the A20 and M20 are easily accessed. This home is ideal for those discerning purchasers seeking a blend of modern comfort and elegance. Built by a bespoke local developer of high repute, do not miss the opportunity to make this stunning property your own call today to view,

Chain free and completion due in early October.

- 3 bed end of terrace
- New build with certification
- Prime West Malling location
- Driveway to side
- In a Close
- Downstairs WC
- Ensuite to master
- 28' reception room
- High specification
- Chain free and complete early October



Plot 3 Octavia, Mellinges Close, West Malling



Ground Floor
Approximate Floor Area
539.27 sq ft
(50.10 sq m)

First Floor
Approximate Floor Area
511.28 sq ft
(47.50 sq m)

Approximate Gross Internal Area = 97.60 sq m / 1050.55 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
44-54	E		
35-43	F		
2-34	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

75-77 High Street, West Malling, Kent ME19 6NA

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Location Map

Tenure: Freehold

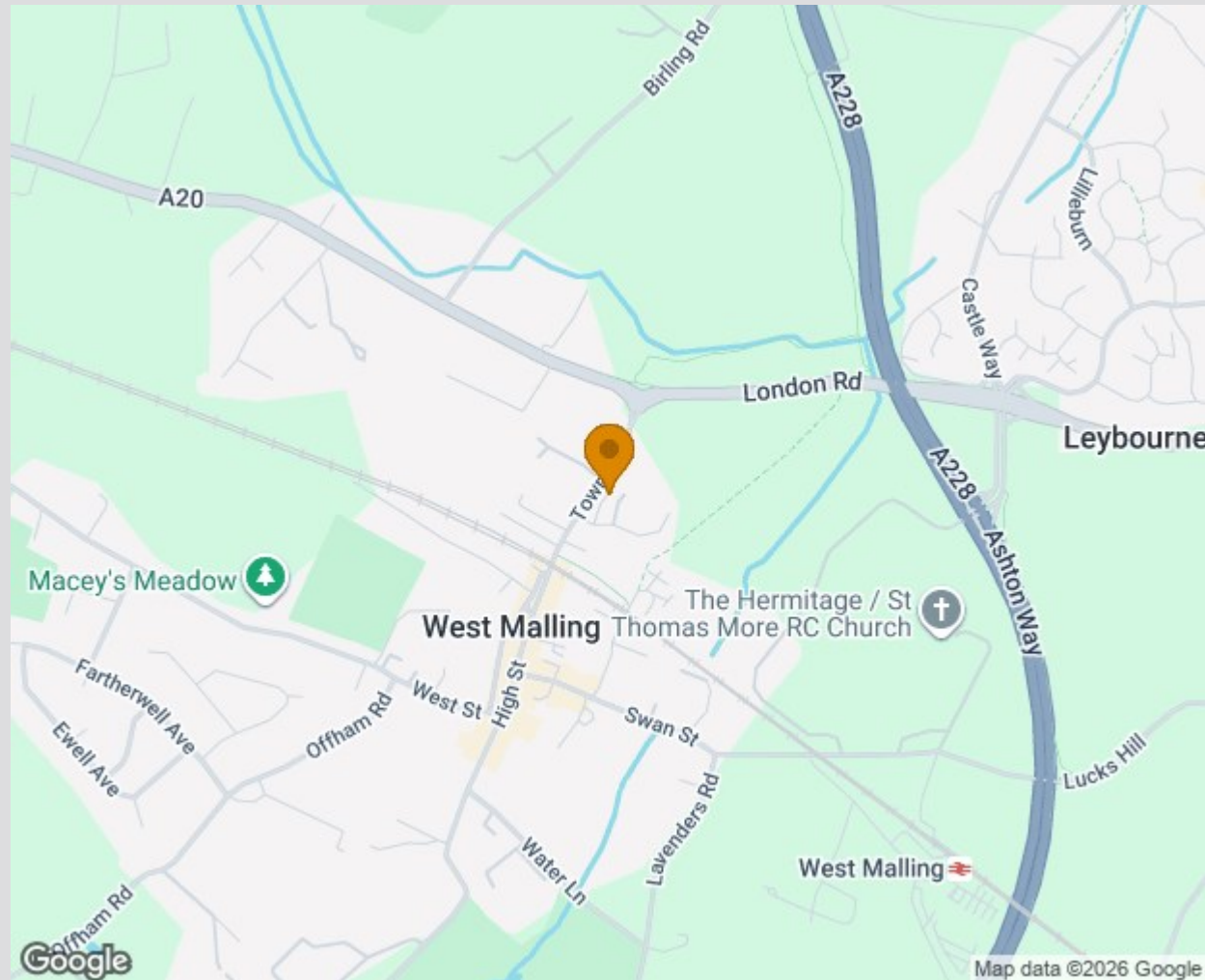
Council tax band: New
Build

AML

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.

Agent's note

Please be aware some images are for illustration purpose and are generated



TO VIEW CONTACT: 01732 87 11 11 westmallings@khp.me

www.khp.me



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