



Offham Road  
West Malling ME19 6RA  
£525,000



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COUNTRY HOMES

## West Malling ME19 6RA

Nestled on Offham Road in the charming town of West Malling, this immaculately presented semi-detached house is an ideal family home. Boasting three well-proportioned bedrooms, this property offers ample space for family living. The inviting reception room provides a warm and welcoming atmosphere, perfect for both relaxation and entertaining guests.

The house has a sense of charm, with period features throughout, whilst also offering a seamless flow throughout each room. This property features two reception rooms, which are currently used as a formal lounge and the other being a dining room, which gives the opportunity for relaxing as well as entertaining guests. One of the standout features of this property is the outbuilding located in the rear garden, which presents a multitude of possibilities, whether it be for a home office, a playroom, or additional storage.

Set in a desired location, this home benefits from the tranquillity of suburban life while remaining close to local amenities and transport links. West Malling is known for its picturesque surroundings and vibrant community, making it an excellent choice for families seeking a friendly neighbourhood.

This three-bedroom semi-detached home is not just a property; it is a place where memories can be made. With its attractive features and prime location, it is sure to appeal to those looking for a comfortable and stylish living space. Do not miss the opportunity to make this delightful house your new home.

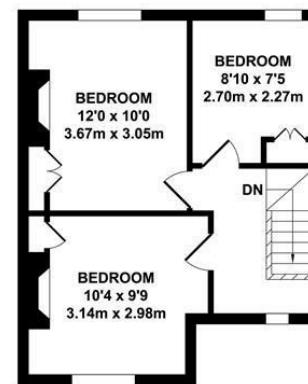
Give our West Malling Team a call today to book your viewing on 01732 871111

- Immaculately Presented
- 3 Bedrooms
- 2 Reception Rooms
- Walking distance to West Malling High Street
- Character Features
- Rear Garden with outbuilding
- Residential Permit Parking (£58 p/a)
- Viewing Encouraged
- Ideal Family Home

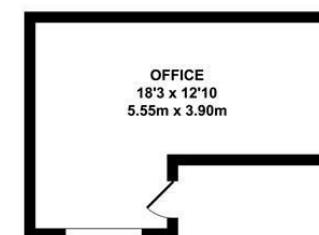




GROUND FLOOR  
APPROX. FLOOR AREA  
580 SQ.FT.  
(53.89 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
359 SQ.FT.  
(33.37 SQ.M.)



OUTBUILDING  
APPROX. FLOOR AREA  
187 SQ.FT.  
(17.38 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1126 SQ.FT. (104.64 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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			





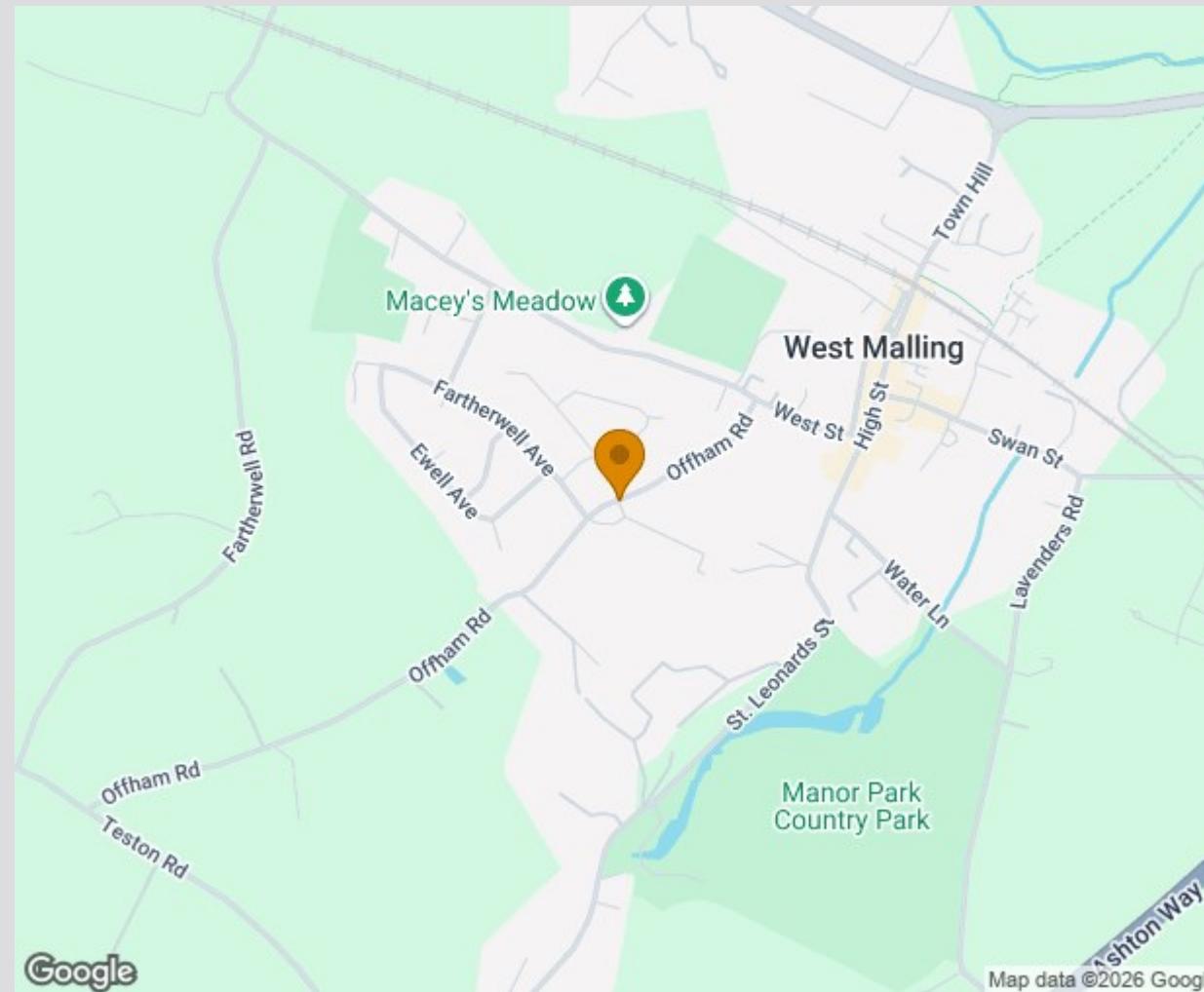
## Location Map

Tenure: Freehold

Council tax band:

### 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.



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