



## Clare Wood Drive

East Malling ME19 6PA

£1,200,000



COUNTRY HOMES

## East Malling ME19 6PA

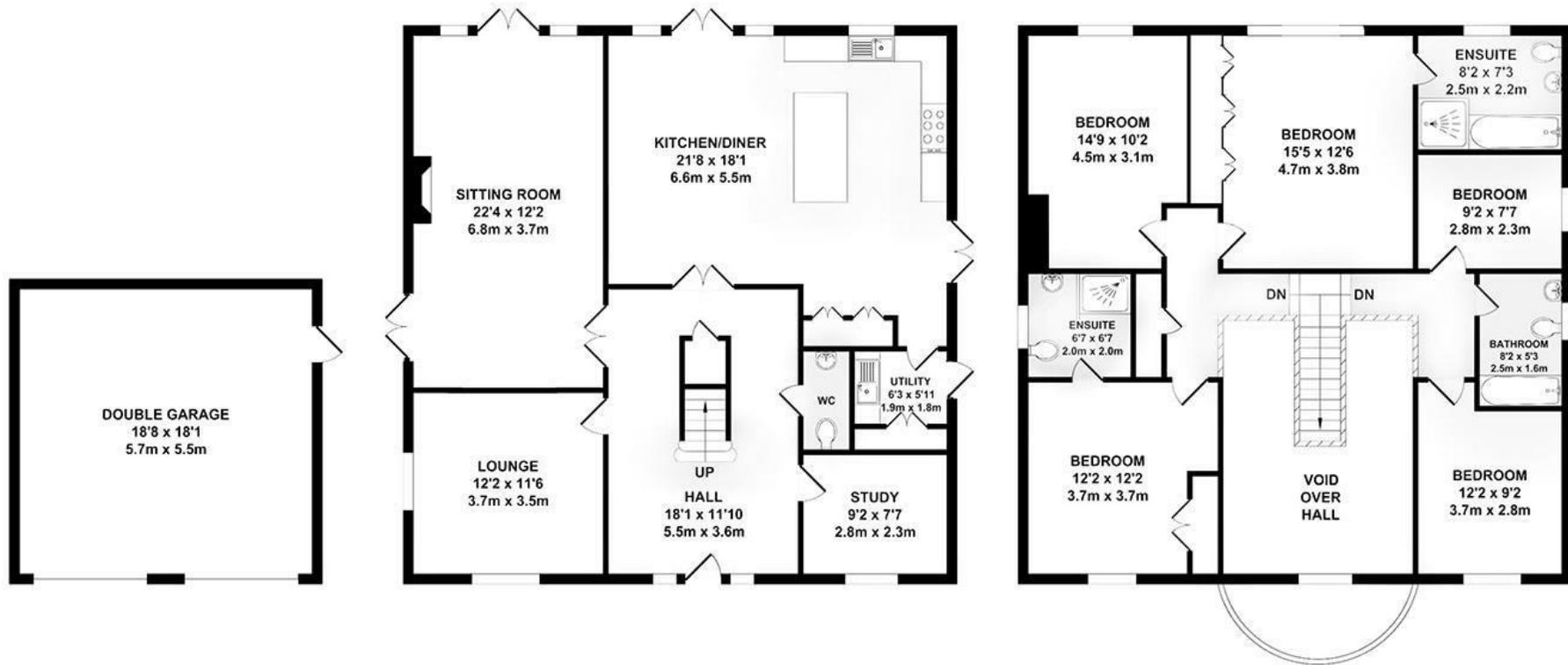
Welcome to Clare Wood Drive, East Malling - a stunning location for this immaculately presented detached house which also comes with a double garage. Situated in a highly sought after location, you'll enjoy the tranquillity and prestige that comes with living here and backing onto a park.

Imposing from the outside and grand as you step inside, you are greeted with an impressive galleried staircase. You'll find not one, but two en-suites, offering convenience and privacy for you and your guests. The modern kitchen diner is the heart of this home, providing a stylish space to cook, dine, and entertain. As you can see from the floorplan, there are 5 good size bedrooms and 4 reception areas making this executive home versatile.

Whether you're looking for a premium location to impress your guests, or simply someone who appreciates a well-maintained property, this house on Clare Wood Drive has something for everyone. Don't miss out on the opportunity to make this house your home! Call now to view.

- Imposing Regency Style Home
- High Sought After Location
- 5 bedrooms
- 2 Ensuites
- 4 Receptions
- Immaculately presented
- Backing onto the park
- Landscaped rear garden
- Double garage and drive





GARAGE  
APPROX. FLOOR AREA  
337 SQ.FT.  
(31.35 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR AREA  
1164 SQ.FT.  
(108.16 SQ.M.)

FIRST FLOOR  
APPROX. FLOOR AREA  
1164 SQ.FT.  
(108.16 SQ.M.)

**TOTAL APPROX. FLOOR AREA 2666 SQ.FT. (247.67 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	A		
	B		
	C		
	D		
	E		
	F		
Not energy efficient - higher running costs	G		
		75	81
England & Wales		EU Directive 2002/91/EC	

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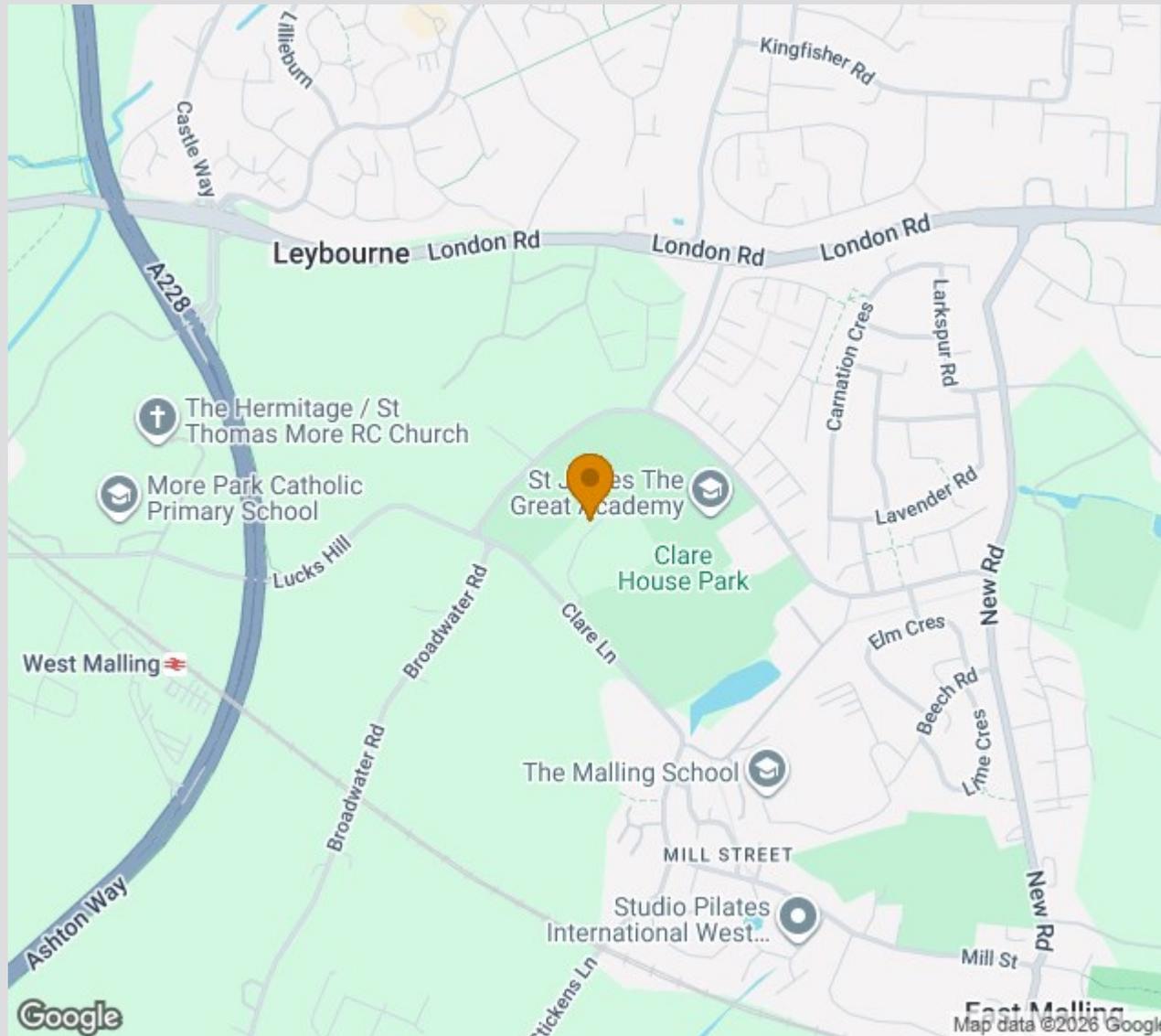


## Location Map

Tenure: Freehold

Council tax band: G

**Anti Money Laundering Charges**  
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:

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