



**Godden Drive**

East Malling ME19 6FU

£550,000



**COUNTRY HOMES**

## East Malling ME19 6FU

Nestled in the charming area of East Malling, Godden Drive presents a splendid opportunity to acquire a modern detached house that is perfect for family living. Close to West Malling, easy access to the M20 and station ( both East Malling and West Malling) with good services to London in just under an hour. Nearby schools include Primary and Secondary within the village and plenty of other options close by. This impressive property is spread over three floors, featuring four spacious bedrooms and three bathrooms, ensuring ample room for comfort and privacy.

Upon entering, you are welcomed into a bright and airy reception room, ideal for both relaxation and entertaining guests. The contemporary design throughout the home enhances its appeal, making it a delightful place to reside. The well-appointed bedrooms provide a tranquil retreat, while the bathrooms are fitted with modern fixtures, offering convenience and style.

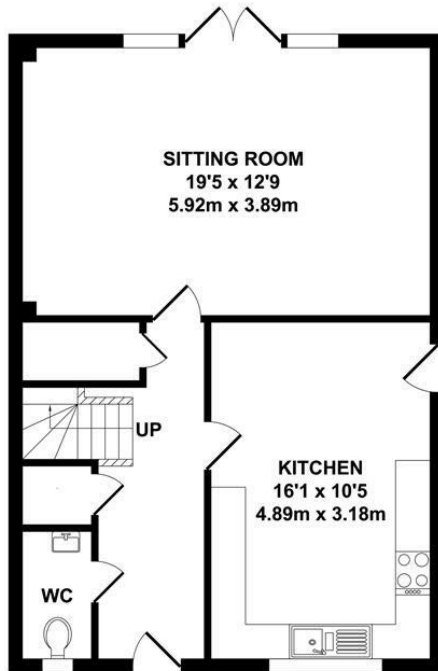
The property also benefits from parking for two vehicles, a valuable asset in today's busy world. The location is particularly advantageous, as it is situated close to the local village, providing easy access to essential amenities, shops, and community services.

This home is perfect for those seeking a blend of modern living in a picturesque setting. With its spacious layout and proximity to local conveniences, it is an ideal choice for families or anyone looking to enjoy a comfortable lifestyle in East Malling.

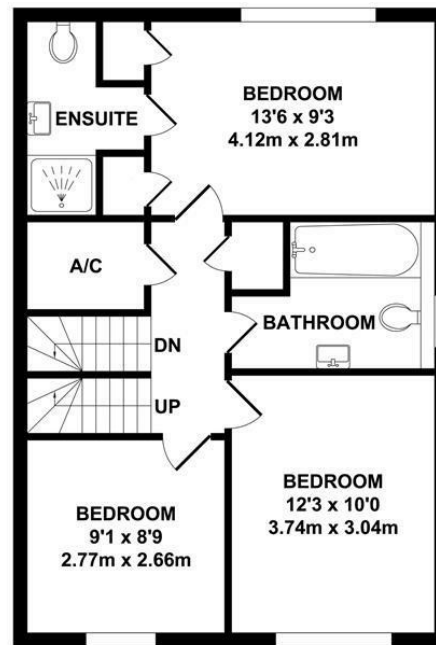
Do not miss the chance to make this delightful property your own, by call our West Malling Team on 01732871111.

- Four Bedroom
- Detached Family Home
- Arranged Over Three Floors
- Modern Fitted Kitchen / Dining Room
- Two En Suite Bedrooms
- Cul De Sac Location
- Allocate Parking for Two Cars
- Rear Garden
- Viewing Encouraged
- Private Road

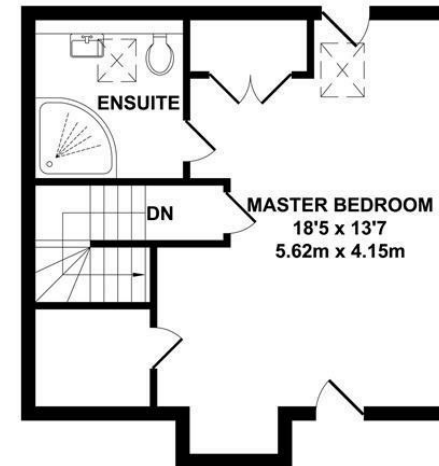




GROUND FLOOR  
APPROX. FLOOR AREA  
566 SQ.FT.  
( 52.57 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
566 SQ.FT.  
( 52.57 SQ.M.)

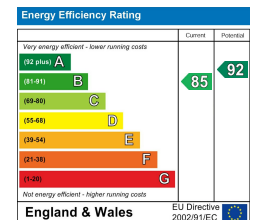


SECOND FLOOR  
APPROX. FLOOR AREA  
368 SQ.FT.  
( 34.16 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1499 SQ.FT. (139.30 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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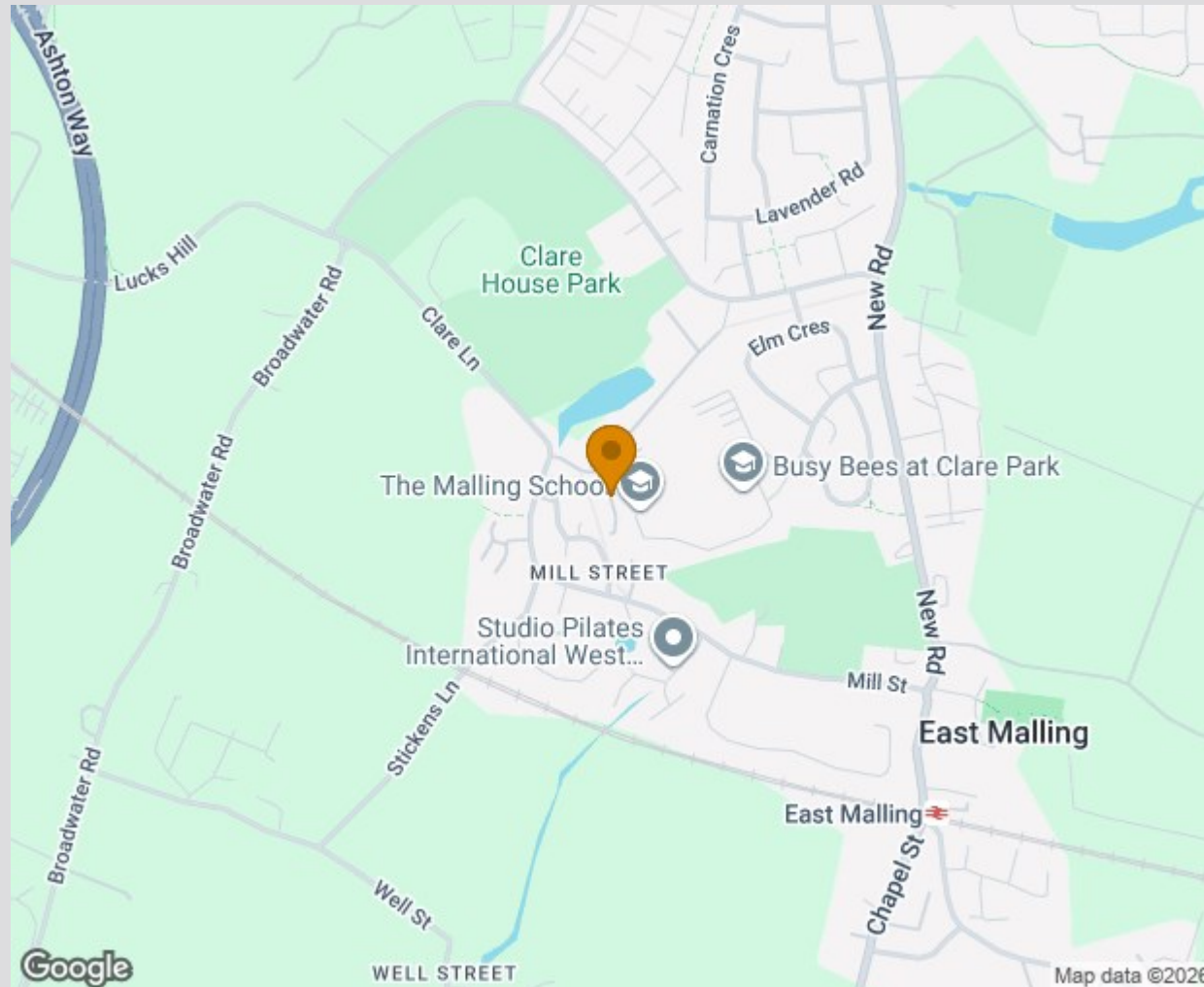
## Location Map

Tenure: Freehold

Council tax band: F

### 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)

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



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