



## Acer House East Street

Addington, West Malling, ME19 5DF Freehold

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Asking Price £1,595,000

**A truly delightful detached family home built to a very high specification in 2017 and overlooking West Malling Golf Course. The property is set at the end of a driveway through electronic gates with parking for several cars and a garden that wraps around the property.**

### **Overview**

- Detached family home built in 2017
- High specification with underfloor heating to ground floor
- Five bedrooms
- Three bathrooms
- Well fitted kitchen/breakfast room with Neff integrated appliances
- Dining hall entrance
- Sitting Room and further reception room
- Double garage and driveway for several cars
- Garden wrapping around the property
- All rear upstairs windows overlooking golf course

### **Property Description**

This truly delightful detached family home was built in 2017 to a very high specification. Entering the grounds from electronic gates the driveway has parking for several cars and leads to the double garage with 2 electric up-and-over doors. On entering the front door you are entering a very light and bright entrance/dining hall which looks straight through patio doors onto the garden. All rooms lead off from here and there is a sitting room with gas fired log burner, further reception room and a superbly fitted kitchen/diner with 2 sets of patio doors leading onto the rear garden. The kitchen is fitted with Neff integrated appliances and has 2 larder type fridge/freezers, wine cooler and central island housing an induction hob with down draft extractor. There is also a separate utility room and cloakroom. The ground floor is served by underfloor heating with radiators serving all of the upstairs.



Following up the attractive turned staircase to an open landing/office area which is very light from a dormer window are five bedrooms and three bathrooms (one Jack and Jill). All bathrooms are superbly fitted with both en-suites having walk in showers, all have handbasins in vanity units and tiled floors. The master bedroom has an open dressing area before entering the bedroom which overlooks the golf course. There are a further three bedrooms to the rear all with outlook over the golf course. With four sets of patio doors downstairs leading onto the garden, the garden wraps itself around the property and has solar lighting set into the lawn, a large garden shed and easy access onto the golf course. The garden itself is laid to lawn with established shrubs and bordered by hedges on all three sides.

### Location

Whether it's for town, country, work or play, Addington offers you a wealth of options practically on your doorstep. The closest station, West Malling, offers a good network of train with regular services to London in under an hour\*. You're also within easy reach of the M25 for straightforward access to Gatwick and Heathrow airports. With regards to education, Addington is in a class of its own with a number of establishments to choose from in close proximity, including a range of local primary schools and grammar schools towards Maidstone You'll never be short of retail and leisure options either, with Sevenoaks to the West, Maidstone to the East and Bluewater less than 30 minutes away\*. For those who enjoy the great outdoors, this charming village also offers a

patchwork of parks, country lanes and footpaths that are ready to be explored, alongside golf courses, gyms and spas.

### Viewing Arrangements

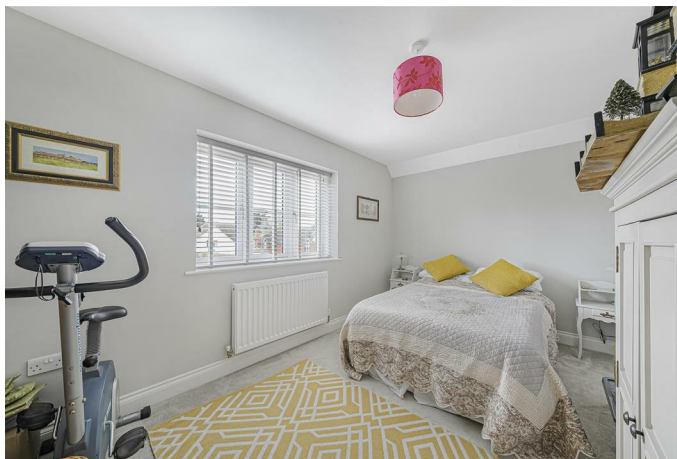
Viewings are strictly by appointment only via Kings.

### Directions

From Borough Green Road/A25. At the end of the road, turn right on to London Road A20, after 1.8miles turn left on to Trottiscliffe Road and take the 2nd right on to East Street. Take 1st drive on the right and follow to the rear.

### Property Information

Connected to mains gas, electric, water and drainage.  
Council: Tonbridge & Malling EPC rated C. Council tax band H.

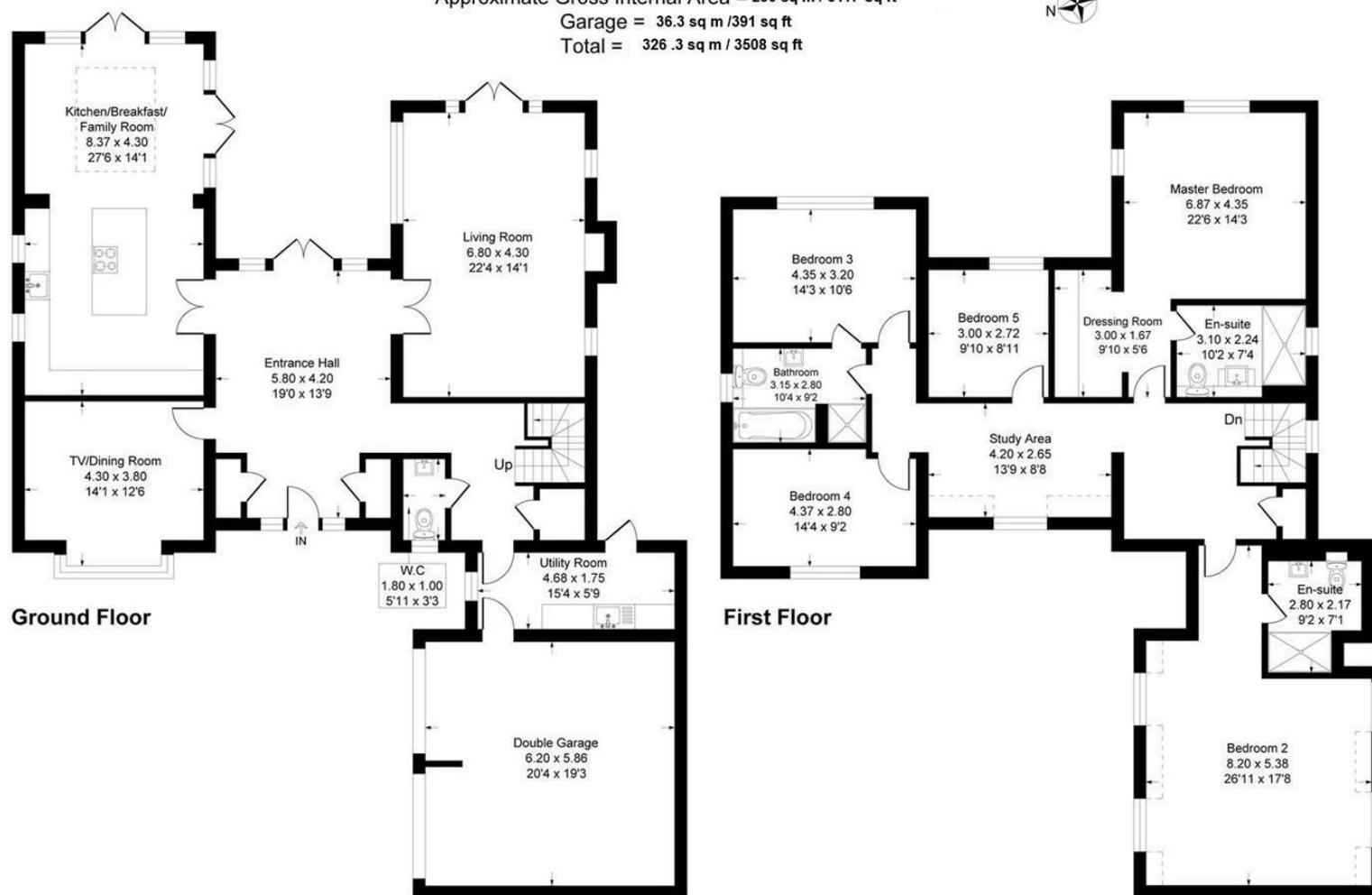


# Acer House, ME19 5DF

Approximate Gross Internal Area = 290 sq m / 3117 Sq ft

Garage = 36.3 sq m / 391 sq ft

Total = 326.3 sq m / 3508 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
Produced By Planpix

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