



**SIBLEY PARES**

CHARTERED SURVEYORS & ESTATE AGENTS

## Town Hill

West Malling, Kent, ME19 6QN

**Guide Price £399,950**

# Town Hill

West Malling, Kent, ME19 6QN

## Key Information

- Three Bedroom Family Home
- Driveway and Garage
- Walking Distance of Town Centre
- No Onward Chain

## Description

This charming extended three bedroom home is located in the picturesque town of West Malling and offered with no onward chain.

This spacious property comprises living room with electric fire place, separate dining room, kitchen with door opening out into the large garden, three double bedrooms, w/c and bathroom.

Externally the property benefits from a large secluded rear garden, garage and driveway with parking for multiple vehicles.

## Location

Located centrally within the historic market town of West Malling, providing convenient access to a wide range of amenities including boutique shops, cafes, a country park and numerous highly regarded pubs and restaurants.

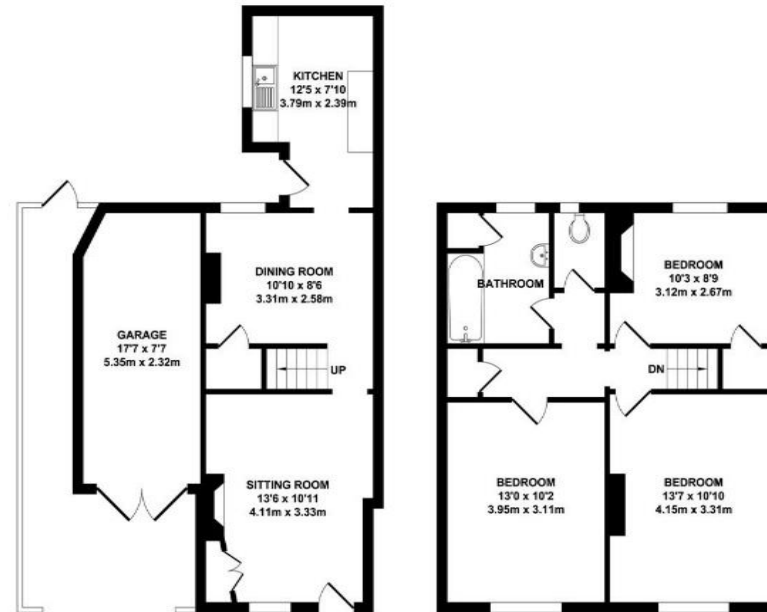
West Malling train station provides direct links to the city in less than an hour and the M20 motorway can be easily accessed at junctions 3 and 4. A variety of excellent Primary schools, State/Grammar schools and private schools can be found nearby as well as a David Lloyd fitness centre in Kings Hill.

**For all viewing enquiries please contact Sibley Pares  
Residential Department on 01622 673086**



## Floorplan and Dimensions

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR  
APPROX. FLOOR AREA  
496 SQ.FT.  
(46.07 SQ.M.)

FIRST FLOOR  
APPROX. FLOOR AREA  
540 SQ.FT.  
(50.14 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1036 SQ.FT. (96.21 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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NOTE: Rental, prices or any other charges are inclusive of VAT unless otherwise stated.

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