

**Auction**

5 bed detached house to buy in

Town Hill, West Malling, Kent, ME19 6QN

£800,000

 Starting Bid

🛏 x 5 🚿 x 3 🚗 x 3

Tenure

Freehold

Driveway & Garage parking

Property features

- ✓ BEING SOLD VIA SECURE SALE
ONLINE BIDDING - T&Cs APPLY
- ✓ 3 Reception Rooms
- ✓ Two Large Double Garages with
Potential to Develop
- ✓ Near West Malling Station & High
Street
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: Band G
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

023 8251 4032
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For Sale via Online Unconditional Auction. Located in Town Hill, West Malling, this impressive detached house offers a splendid opportunity for both families and investors alike. Spanning an expansive 3,416 square feet, the property boasts five generously sized bedrooms, providing ample space for comfortable living. With three well-appointed reception rooms, there is plenty of room for entertaining guests or enjoying quiet family time.

Originally constructed we believe in the 1980's, this home offers character, charm and kerb appeal, while also presenting a fantastic opportunity for modernisation. The layout can be adapted to suit your personal style, allowing you to create the perfect living environment. The property also features three bathrooms, ensuring convenience for all residents.

Situated at the end of a peaceful off shoot from the High Street, this residence offers a tranquil setting while still being within walking distance to the vibrant West Malling amenities and mainline station. This prime location provides easy access to local shops, entertainment, schools and transport links, making it ideal for those who appreciate both convenience and community.

For those with a penchant for outdoor activities or additional living space, the property includes two large double garages, presenting potential for an annexe or further development. With parking available for multiple vehicles, this home is perfect for families or those who enjoy hosting gatherings.

With no onward chain, this property is ready for you to make it your own. Embrace the opportunity to transform this spacious house into your dream home in the heart of West Malling.

Entrance Hall - A welcoming hallway with a striking wooden staircase and bannister, leading to the upper floor. Neutral walls and flooring create a light and airy entrance, while a large window allows natural light to flood the space, making it feel spacious from the moment you enter the home.

Sitting Room - 22'9" x 16'11" - A spacious sitting room featuring a large bay type patio doors & window that allow natural light to flood the space. A brick fireplace with a traditional mantle serves as a focal point. The room's layout nurtures a comfortable and relaxed atmosphere, ideal for family gatherings or entertaining guests. It opens to

Dining Room - 13'7" x 10'1" - This elegant dining room is set apart by its traditional design. It includes a window that allows natural light to fill the room, which connects directly to the sitting room through an open archway, creating a welcoming social space.

Kitchen / Breakfast Room - 18'4" x 10'11" - The kitchen is in need of replacement and has been stripped back to bare brick to allow for a swift refurbishment.

Utility Room - A useful utility room with fitted units, housing plumbing for washing machine and dryer. A door leads to the rear garden, and a window brings in natural light, while tiled flooring provides easy maintenance.

Study - 11'8" x 6'5" - A compact study room. This room offers a quiet and practical workspace with natural light from two windows, suitable for working from home or a hobby space.

Wc - A practical and well-presented cloakroom featuring a wash hand basin and WC. The room is fully tiled in light colours, maximising brightness and ease of maintenance.

Landing - The landing serves as a bright and welcoming corridor connecting the bedrooms and bathrooms. It features a large window providing natural light and is carpeted for added warmth and comfort. The elegant wood banister adds character and complements the traditional design of the home.

Master Bedroom - 14'7" x 13'3" - This generously proportioned bedroom combines vintage charm with practical comfort, featuring a large window that fills the room with natural light. Soft, muted carpets and pastel tones complement the room. An alcove leads through to an ensuite, adding to the room's functionality and appeal.

Ensuite - The family bathroom features a large panelled bath with integrated jets, a separate shower cubicle, and a twin-sink vanity unit, all set against wall tiles. The pink carpet adds a retro charm to the room, while two windows provide good natural light. The bathroom is spacious and designed to accommodate the whole family comfortably.

Bedroom 2 - 13'5" x 11'6" - A peaceful and well-sized bedroom featuring vintage-style furnishings in cream and soft pink hues. The room is carpeted and includes a large window allowing plenty of daylight. Ideal for children or guests, this charming space offers a cosy yet airy feel.

Bedroom 3 - 10'1" x 9'9" - A smaller bedroom with a traditional feel, decorated with soft patterned wallpaper. A window allows natural light to filter in, enhancing the calm and cosy atmosphere of this room, suitable as a guest room or child's bedroom.

Family Shower Room - Fully tiled room with window to the side offering a walk in shower, pedestal wash hand basin and close coupled wc.

Bedroom 4 - 19'1" x 12'1" - This expansive bedroom is set within a spacious attic space above the garage below, featuring a distinctive sloped ceiling with two Velux windows that flood the room with natural light. The neutral carpet complements the soft, pastel decor, creating a calm and inviting atmosphere. Furnished simply, the room offers ample floor space and built-in storage along one wall, making it both practical and comfortable for use as a master or guest bedroom.

Bedroom 5 - 12'1" x 10'1" - This well-sized bedroom has been tastefully decorated with cream carpets and classic furnishings. A large window brightens the space, providing a comfortable and restful environment.

Garage - 16'3" x 15'0" - The exterior of the property features a large driveway with ample parking and access to two double garages. The detached garage offers additional storage or workspace with a spacious ground floor and a first-floor office area, ideal for those working from home or needing extra space for hobbies.

Office - 25'0" x 12'8" - Set over the detached garage, the office provides a quiet, spacious workspace with natural light from several windows. It is a practical addition for remote working or creative pursuits, separated from the main living areas for privacy and focus. It could also be adapted utilising the garage below to become a good sized detached annexe, subject to building regulations and planning agreement.

Rear Garden - The rear garden is a generous, mature space with a large lawn surrounded by established trees and shrubs, offering privacy and a peaceful outdoor retreat. It is ideal for outdoor activities, gardening, or simply enjoying the natural surroundings.

West Malling - The historic market town of West Malling with a broad high street of specialist shops, Post Office, Boots Pharmacy and Tesco stores and a great selection of restaurants and public houses. West Malling and Borough Green railway stations serve London Victoria, Charing Cross and London Bridge. Tonbridge, Sevenoaks and the County Town of Maidstone town centres offer a wide range of shopping, educational and leisure facilities as well as main line stations. There are a good number of well regarded state and independent schools in the area. There is easy access to the M20's Junction 4 which links to the M26/M25 Motorway network, Dartford Tunnel, Channel Tunnel Terminus and ports, Heathrow and Gatwick International Airports, London and suburbs. There are golf courses at Wrotham Heath, Kings Hill and Addington and indoor leisure centres at Larkfield and Kings Hill.

Council Tax Band: G

Tenure: Freehold

Price: Starting Bid £800,000

Property Type: Detached House

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



House Approx. Gross Internal Area 2317 sq. ft / 215.3 sq. m
 Approx. Gross Internal Area 3416 sq. ft / 317.4 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Town Hill, West Malling, Kent, ME19 6QN

Contact your local branch today for more information on this property:

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