

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ndkcom 2024. Produced for Simon Miller & Company. REF: 1187843



Approximate Area = 999 sq ft / 92.8 sq m  
Garage = 170 sq ft / 15.8 sq m  
Total = 1169 sq ft / 108.6 sq m  
For identification only - Not to scale

**Anisa Close, Kings Hill, West Malling, ME19**

**Guide Price £325,000**  
**EPC RATING: C**

**11 Anisa Close, West Malling, ME19 4EW**





GUIDE PRICE: £325,000-£350,000

A well presented and unique first floor coach house apartment situated in a secluded position and yet set in the heart of the popular development of Kings Hill.

The owners have maintained the property to a high standard with improvements throughout, there is a useful study area and an extensive loft, plus there is over 1000 sq. feet of accommodation available. This home is situated in a GATED CUL DE SAC location and benefits from a garage (6.5m x 2.7m) and it's own front door which is accessed via a staircase. Please contact the office to arrange a look inside.

### MATERIAL INFORMATION

**Freehold**  
Council Tax Band  
EPC Report C



• GUIDE PRICE: £325,000-£350,000 • A Unique Two Bedroom First Floor Coach House • Secluded Gated Complex with a Garage • OVER 1000 SQ. FOOT OF ACCOMMODATION • Flexible Living with a Study Area • MUST VIEW INTERNALLY

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

777, LONDON ROAD, AYLESFORD, KENT, ME20 6DE | 01732 875706 | LARKFIELDSALES@SIMONMILLER.CO.UK