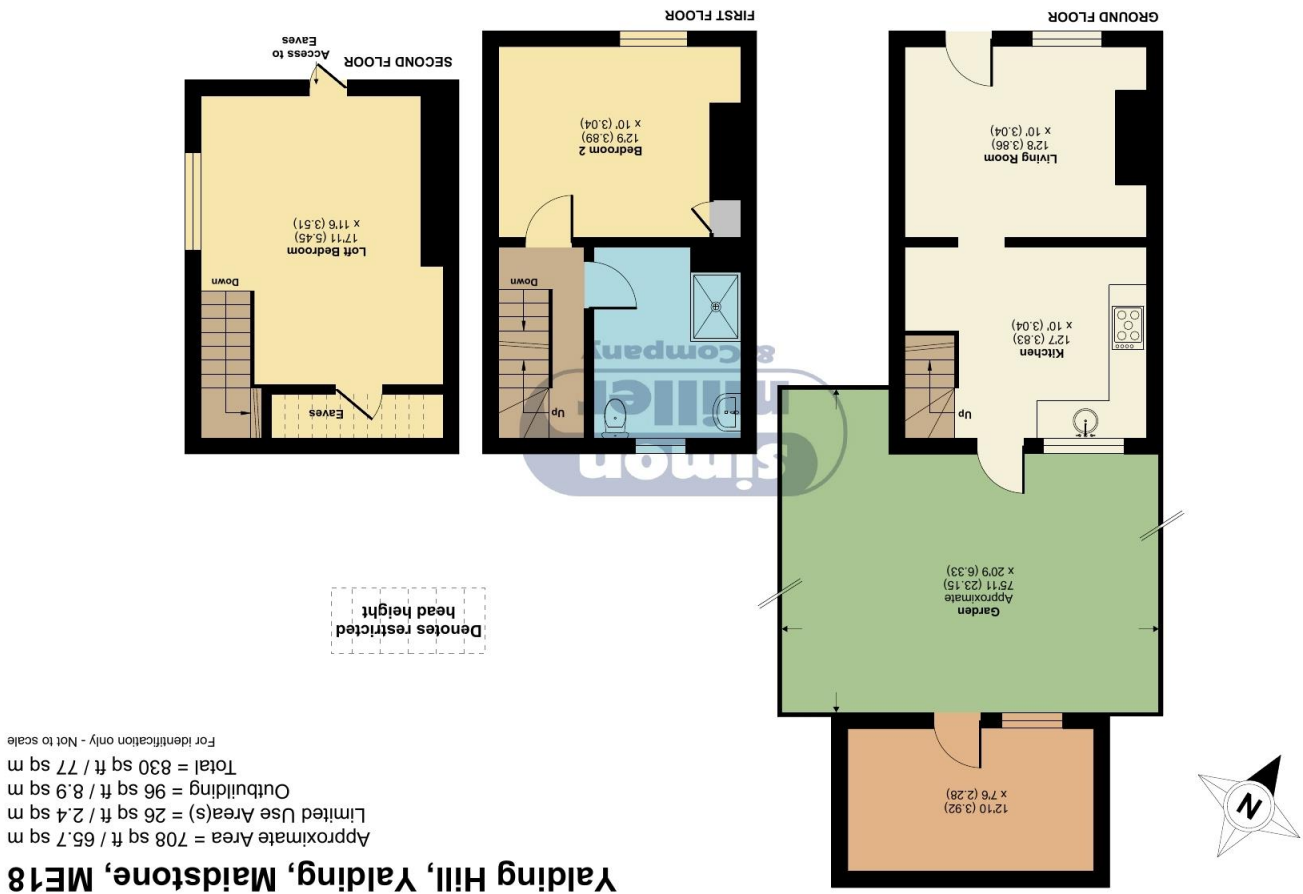


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Simon Miller & Company. REF: 1255813



3 Mount Villa, Yalding Hill, Yalding, Kent, ME18 6JJ

GUIDE PRICE: £300,000-£325,000

EPC RATING: D





A two bedroom cottage situated in the desirable village of Yalding and appointed over THREE FLOORS.

This property has been improved by the present owners and offers two double bedrooms a first floor bathroom and to the exterior a good sized rear garden.

The village offers excellent local amenities, and the nearby county town provides a wide range of shopping, education, and leisure facilities. Paddock Wood mainline station, just 10-15 minutes away, offers regular services to London Charing Cross.

Please contact the office to arrange a viewing.

**Freehold
EPC: D
Council Tax: C
Full Fibre Broadband Planned Before December 2026**



- **A TWO BEDROOM END OF TERRACE COTTAGE**
- **APPOINTED OVER THREE LEVELS**
- **FIRST FLOOR BATHROOM**

- **IMPROVED INTERNALLY**
- **GOOD SIZED REAR GARDEN**
- **POPULAR KENT VILLAGE LOCATION**

TAKE A LOOK AT: WWW.SIMONMILLER.CO.UK

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.

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