



21 Beech Road, East Malling, Kent, ME19 6DH

OFFERS IN EXCESS OF: £425,000

EPC RATING: C





Located in the heart of East Malling, this well-presented three-bedroom semi-detached home offers generous living space, modern conveniences, and excellent potential for future development. Situated within approximately 0.6 miles of East Malling train station and close to local shops and schools, this property is ideal for families and commuters alike. Boasting a good frontage, the home features a driveway with parking for two vehicles and potential to extend the drive even further. Internally, the ground floor comprises a welcoming entrance hall with a downstairs WC, a spacious living room, a separate fitted kitchen, a useful utility room, and a versatile dining room located within the rear extension — perfect for entertaining or family meals.

Upstairs, there are two well-proportioned double bedrooms, both benefiting from integrated wardrobes, and a third single bedroom currently housing a modern boiler (installed approximately a year ago). The stylish family bathroom includes a shower and a bath. Additional benefits include a boarded loft for extra storage and a south-easterly facing rear garden that wraps around the side of the house, offering superb potential to extend further (subject to the necessary planning permissions).

This is a fantastic opportunity to secure a comfortable and well-located home with scope to make it your own. Early viewing is highly recommended.

Freehold

EPC: C

Council Tax: C

Full Fibre Broadband Planned Before December 2026



- **END OF CHAIN!**
- **DRIVEWAY TO FRONT**
- **SINGLE STORY EXTENSION TO REAR**

- **SOUTH EASTERLY GARDEN**
- **GOOD CONDITION THROUGHOUT**
- **POTENTIAL TO EXTEND FURTHER (STPP)**

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

DO4567090525L

MR0856/180615/050815/051015LE

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.

777-779 LONDON ROAD, LARKFIELD, AYLESFORD, KENT, ME20 6DE | 01732 875 706 | LARKFIELDSALES@SIMONMILLER.CO.UK