



## 6 Kilnbridge Close, East Farleigh, ME15 0LW

Price Guide £500,000  
EPC RATING: C

Kilnbridge Close, East Farleigh, Maidstone, ME15

Approximate Area = 1311 sq ft / 121.8 sq m  
Garage = 151 sq ft / 14 sq m  
Total = 1462 sq ft / 135.8 sq m

For identification only - Not to scale



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: 1295259

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Guide Price £500,000 - £550,000. Located in the desirable cul-de-sac of Kilnbridge Close, East Farleigh, this charming three-bedroom detached family home offers a perfect blend of comfort and convenience. Built in 1998, the property boasts a modern design and is presented to the market chain free, making it an ideal choice for those looking to move swiftly.

Upon entering, you are greeted by two spacious reception rooms that provide ample space for relaxation and entertaining. The highlight of the home is the large orangery, which floods the living area with natural light and creates a delightful space for family gatherings or quiet evenings. The well-appointed kitchen is adjacent, ensuring that meal preparation is both enjoyable and efficient.

The property features three generously sized bedrooms, with the master bedroom benefiting from an en-suite shower room, providing a private sanctuary for the homeowners. A family bathroom serves the other two bedrooms, ensuring that everyone has their own space.

Additional conveniences include a downstairs WC, perfect for guests, and a garage that offers secure parking for your vehicle. The property also boasts parking for up to four vehicles, a rare find in this sought-after area.

Located close to East Farleigh Train Station, this home is ideal for commuters, while the surrounding area offers a peaceful residential atmosphere. With its excellent amenities and community spirit, East Farleigh is a wonderful place to call home. This property is not just a house; it is a place where memories can be made. Don't miss the opportunity to view this delightful family home.

**MATERIAL INFORMATION**

**Freehold**  
**Council Tax Band F**  
**EPC Report C**



- Guide Price £500,000 - £550,000 • CHAIN FREE • Three Bedroom Detached Family Home • Dual Reception & Large Orangery • Family Bathroom With En-Suite Shower Room To Bedroom One • Garage & Off Street Parking • Downstairs WC • Sought After East Farleigh Location • Close To East Farleigh Train Station • Cul De Sac Location

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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