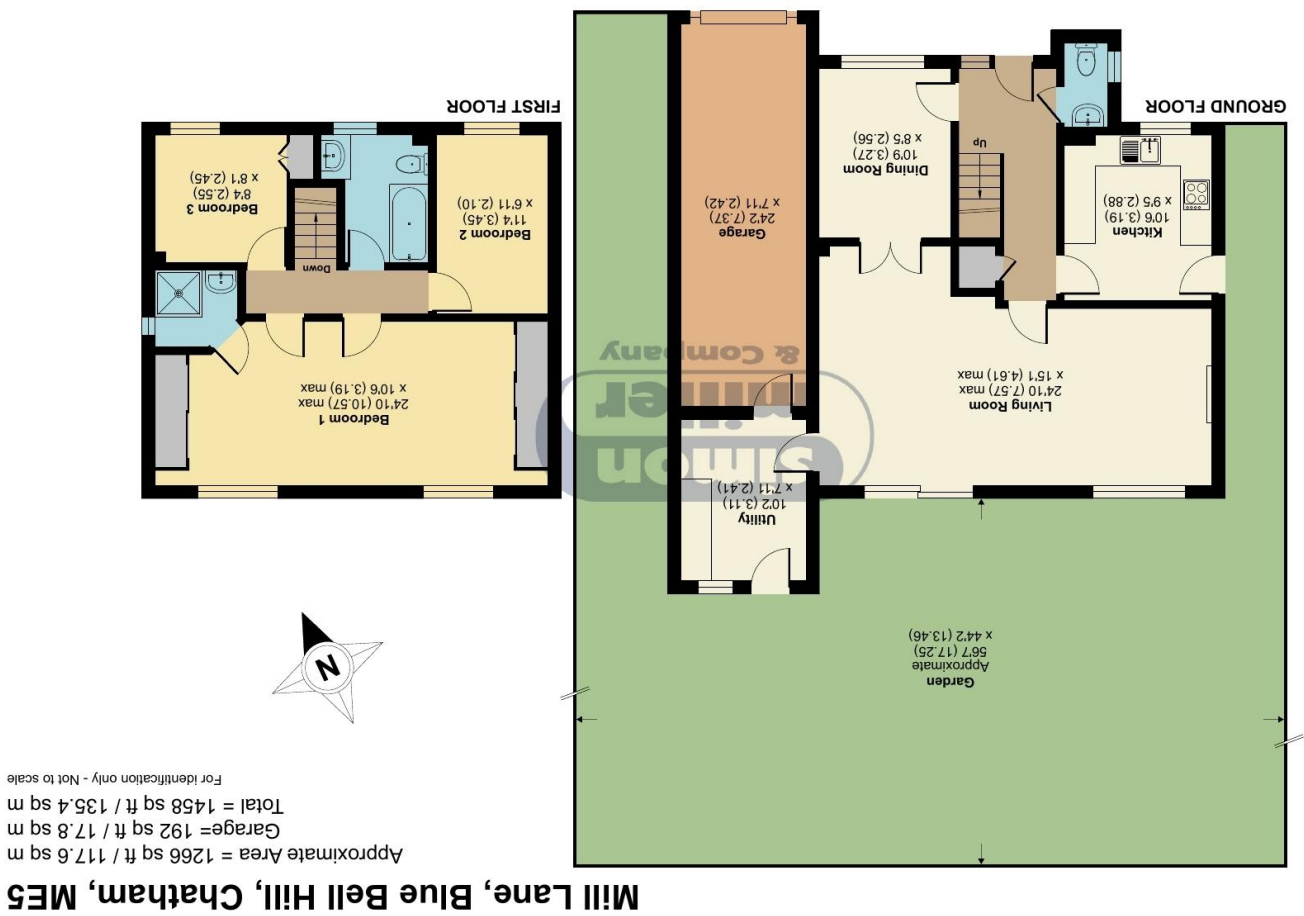


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Simon Miller & Company. REF: 1330291



4 Mill Lane, Blue Bell Hill, Chatham, Kent, ME5 9RB

ASKING PRICE: £650,000

EPC RATING: C





Nestled on the ever-popular and exceptionally private Mill Lane in Blue Bell Hill, this attractive three/four bedroom detached home offers the perfect setting for family living, combining generous internal space, superb curb appeal, and a highly desirable location. Boasting approximately 1,460 sq. ft. of internal space, the home is set back from the road with a private driveway offering parking for several vehicles, alongside a double-length garage—ideal for storage or, subject to the necessary permissions, future conversion into additional living space. Upon entering, you are welcomed by a spacious entrance hall with a downstairs WC for added convenience. To the front of the property is a bright separate dining room, perfect for family meals or entertaining guests. The well-presented kitchen is fitted with ample cupboard space and has side access to the garden—ideal for day-to-day practicality. At the heart of the home lies an impressive 25ft x 15ft living room, bathed in natural light thanks to its large windows and sliding doors that open directly onto the south-facing rear garden. This space is the true social hub of the property, perfect for relaxing and gathering with friends and family. Off the living room, you'll find a utility area leading to the rear section of the garage, offering internal access and useful additional storage. Upstairs, the property continues to impress. The expansive master bedroom was originally designed as two separate rooms and has since been converted into a luxurious suite, complete with an en-suite shower room and built-in wardrobes at both ends. Reverting it to two bedrooms remains a viable option if required. Two further generously sized bedrooms offer comfortable family accommodation, and the family bathroom features a shower over the bath. The home also benefits from a large loft space, presenting further potential for extension or conversion (STPP), making this a home with both space and flexibility. Externally, the private, south-facing garden is a true highlight—secure, sunny, and low-maintenance, it's an ideal outdoor retreat for both children and adults. This is a rare opportunity to secure a substantial family home on one of Blue Bell Hill's most sought-after roads. Early viewing is strongly recommended.

Freehold
EPC: C
Council Tax: F
Full Fibre Broadband Expected Next Year



- **THREE / FOUR BEDROOM DETACHED FAMILY HOME**
- **QUIET VILLAGE LOCATION**
- **DOUBLE LENGTH GARAGE & DRIVEWAY**

- **PRIVATE SOUTH FACING GARDEN**
- **GOOD CONDITION THROUGHOUT**
- **EN-SUITE TO MASTER & DOWNSTAIRS WC**

DO1630190725

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

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.

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