

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrdhcom 2025. Produced for Simon Miller & Company. REF: 1350286



Vigor Close, East Malling, West Malling, ME19

Approximate Area = 909 sq ft / 84.4 sq m

Garage = 150 sq ft / 13.9 sq m

Total = 1059 sq ft / 98.3 sq m

For identification only - Not to scale

GUIDE PRICE: £475,000-£500,000

EPC RATING: C

7 Vigor Close, East Malling, Kent, ME19 6FS





This attractive family home, built by Hillreed Homes, is tucked away in a peaceful cul-de-sac within a small development completed in 2011. The sought-after villages of West Malling and Larkfield are just 1.5 miles away, offering everyday shopping, a variety of restaurants, wine bars, and convenient mainline stations. (East Malling station is just an 8-minute walk away).

The property features three well-proportioned bedrooms, including a main bedroom with en-suite, a family bathroom, and a ground-floor cloakroom. The modern fitted kitchen and spacious through lounge/dining area provide excellent living and entertaining space.

Outside, the enclosed rear garden enjoys fantastic open views across the Scout Field, giving the home a rare sense of space and privacy. A driveway provides off-road parking, and the garage has been thoughtfully converted to create a versatile office or playroom.

The location, setting, and outlook are what truly make this home stand out. To arrange a key-accompanied viewing, please contact our West Malling office. This attractive family home, built by Hillreed Homes, is tucked away in a peaceful cul-de-sac within a recently completed small development. The sought-after villages of West Malling and Larkfield are just 1.5 miles away, offering everyday shopping, a variety of restaurants, wine bars, and convenient mainline stations.

The property features three well-proportioned bedrooms, including a main bedroom with en-suite, a family bathroom, and a ground-floor cloakroom. The modern fitted kitchen and spacious through lounge/dining area provide excellent living and entertaining space.

Outside, the enclosed rear garden enjoys fantastic open views across the Scout Field, giving the home a rare sense of space and privacy. A driveway and garage provide off-road parking.

The location, setting, and outlook are what truly make this home stand out. To arrange a key-accompanied viewing, please contact our West Malling office.

**Freehold
EPC: C
Council Tax: D
Full Fibre Broadband Available**



- **A THREE BEDROOM LINK DETACHED HOME**
- **SECLUDED CUL-DE-SAC LOCATION**
- **DRIVEWAY PARKING & CONVERTED GARAGE PROVIDING VERSATILE OFFICE/PLAYROOM SPACE**

- **MODERN FITTED KITCHEN, SPACIOUS THROUGH LOUNGE/DINING AREA & GROUND-FLOOR CLOAKROOM**
- **THREE BEDROOMS INCLUDING EN-SUITE TO MAIN BEDROOM PLUS FAMILY BATHROOM**

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

AM2968040925WM

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