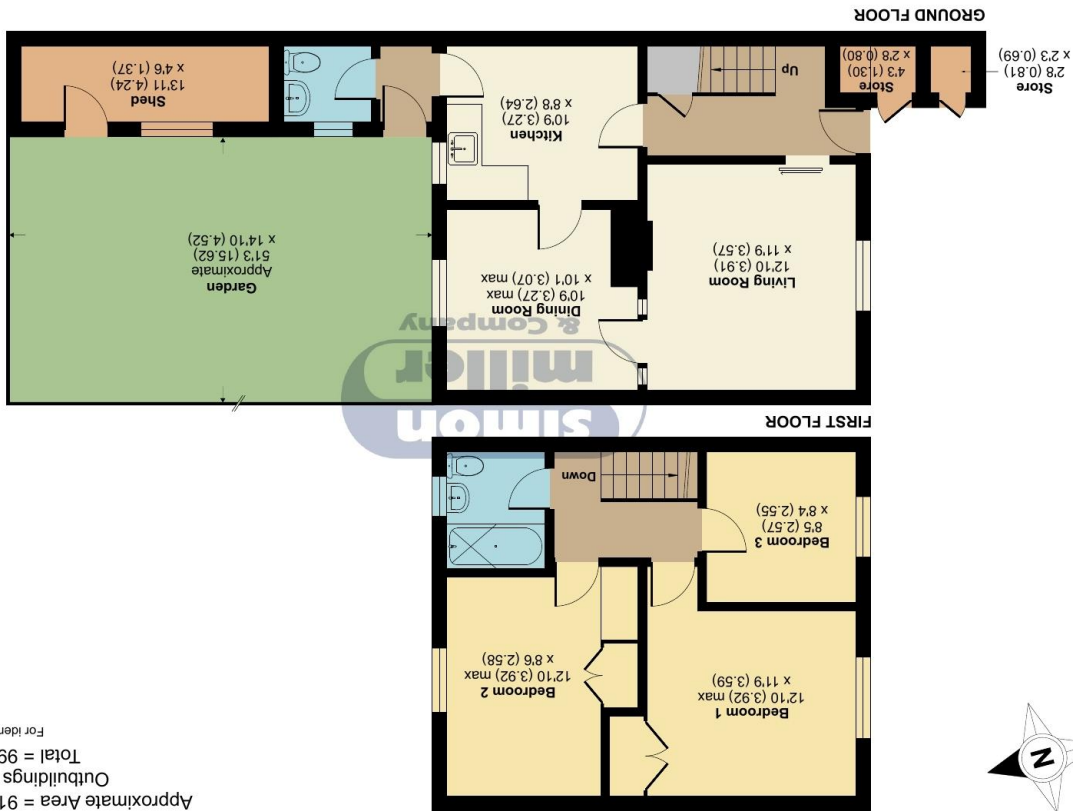


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchcom 2025. Produced for Simon Miller & Company. REF: 1363495



Bondfield Road, West Malling, ME19

Approximate Area = 918 sq ft / 85.3 sq m
Outbuildings = 76 sq ft / 7 sq m
Total = 994 sq ft / 92.3 sq m

For identification only - Not to scale

4 Bondfield Road, East Malling, Kent, ME19 6SQ

ASKING PRICE: £275,000

EPC RATING: D





This CHAIN FREE three-bedroom property offers an exciting opportunity for buyers seeking a home to make their own. Situated in the sought-after village of East Malling, the property enjoys a convenient location close to local shops, public transport links, and is just 0.9 miles from East Malling train station, providing easy access to surrounding towns and London.

To the front, the property benefits from a driveway providing off-road parking for one to two cars. Inside, the ground floor offers spacious and well-proportioned rooms, comprising a front-facing living room, a separate dining room, and a kitchen to the rear, along with a downstairs WC for added convenience.

Upstairs, there are two generous double bedrooms and a further single bedroom, ideal for a child's room, study, or guest space. The family bathroom includes both a bath and separate shower, offering flexibility for modern living.

Outside, the rear garden extends to approximately 51ft and provides ample space for outdoor entertaining or landscaping, with useful storage areas already in place.

While the property is in need of refurbishment throughout, it presents fantastic potential for those wishing to create a home tailored to their taste — a true blank canvas in a desirable and well-connected location.

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



- **NO CHAIN**
- **ABUNDANCE OF POTENTIAL**
- **DRIVEWAY TO FRONT**

- **IN NEED OF MODERNISATION**
- **WELL PROPORTIONED ROOMS**
- **0.9 MILES TO EAST MALLING TRAIN STATION**

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

DO4564240925L

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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