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19, West Malling, ME19

West Mall ME19

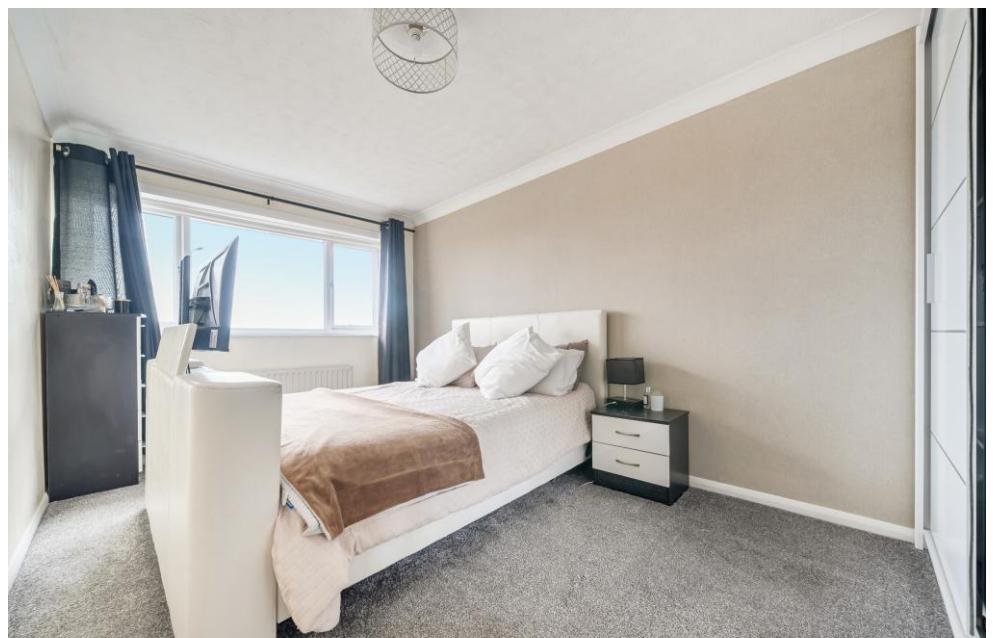
Temple Way, East Mallings, West Mallings, ME19

**10 Temple Way, Larkfield, Kent, ME19 6SH**

**OFFERS IN REGION OF: £310,000**

## **EPC RATING: C**





**Situated within the sought-after Clare Park development in East Malling, this versatile 3/4 bedroom townhouse offers spacious and flexible accommodation arranged over three floors, making it an ideal home for families or those needing adaptable living space.**

The ground floor features an integral garage, perfectly suited for a small car, additional storage, or offering excellent potential for full conversion (subject to necessary consents). To the rear, there is a well-proportioned room overlooking the garden, which could be utilised as a fourth bedroom, home office, or additional reception room, providing valuable flexibility to suit a range of needs. The owners have installed a new front door and windows to add to the contemporary feel of the home.

On the first floor, the property benefits from a convenient WC, which also houses a modern boiler. The floor further boasts a spacious, well-appointed kitchen offering ample cupboard and worktop space, alongside a generous living area featuring stylish flooring and plenty of natural light, creating an ideal space for both relaxing and entertaining.

The top floor comprises two large double bedrooms, with the principal bedroom benefiting from freestanding wardrobes, while the second double bedroom features integrated wardrobes. There is also a further single bedroom, perfect for a child's room, nursery, or study. Completing this floor is the family bathroom, fitted with both a bath and a shower providing practicality for busy households.

The garden is south facing and is well presented. The patio is only a couple of years old. The top half of the garden is perfect for outside dining or entertaining and the rear of the garden is currently separate and provides a further private area with artificial grass.

This home is available to view immediately and is being sold of end of chain. Please call the office on 01732 875706 to book an appointment at your earliest convenience!

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



- **NO ONWARD CHAIN**
- **Flexible Living Accommodation**
- **Integral Garage With Potential To Convert (STPP)**

- **Great Condition Throughout**
- **South Facing Garden**
- **Spacious Rooms Throughout**

**TAKE A LOOK AT: [WWW.SIMONMILLER.CO.UK](http://WWW.SIMONMILLER.CO.UK)**

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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