



**19 ELM CRESCENT, EAST MALLING, KENT, ME19 6DE** **GUIDE PRICE: £390,000-410,000** **EPC RATING: C**





A rare and exciting opportunity to acquire a spacious family home on a generous corner plot in the heart of East Malling. This well-proportioned property offers both practicality and potential, making it perfect for modern family living. Set back from the road, the home benefits from a large driveway and a garage, providing excellent off-street parking and storage options. In addition, there is a lean-to to the side of the property, ideal for garden tools, bicycles, or additional storage. The plot itself is a standout feature, with generous front and rear gardens providing plenty of outdoor space for children to play, entertaining guests, or simply enjoying the outdoors in privacy. The interior is thoughtfully designed with a versatile open-plan kitchen/dining room, perfect for family meals and social gatherings. The living room is bright and welcoming, offering a comfortable space for relaxing. Completing the ground floor is a convenient downstairs toilet, ideal for busy family life. Upstairs, the property features three excellent bedrooms, all generously sized, along with a family bathroom. Adding to the appeal is a rare loft conversion, providing additional flexible living space which could serve as a home office, playroom, or extra bedroom. This property is ready to move into and offers a unique combination of indoor and outdoor living in a desirable location. East Malling itself is a vibrant and highly sought-after area, known for its charming village atmosphere, local amenities, and excellent transport links. Families will particularly value proximity to The Malling School, which has a growing reputation for strong academic results and a wide range of extracurricular activities. Opportunities to acquire a family home on such a substantial plot in East Malling are extremely rare. With its corner position, large garden, driveway and garage, three great bedrooms, loft conversion, and flexible living spaces, this property represents a fantastic purchase for anyone looking for space, convenience, and potential in a highly desirable location.

Freehold  
Council Tax Band C  
EPC Rating C  
Full Fibre Broadband Available



- SUBSTANTIAL CORNER PLOT
- LARGE DRIVEWAY & GARAGE
- LOFT CONVERSION
- MODERN KITCHEN / DINER

- SOUTH WEST FACING GARDENS
- FLEXIBLE FAMILY ACCOMMODATION
- WITHIN WALKING DISTANCE OF THE MALLING SCHOOL
- POPULAR EAST MALLING LOCATION

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

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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