

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nhcocom 2026. Produced for Simon Miller & Company. REF: 1454515



**Offham Road, West Malling, ME19**

**12 Offham Road, West Malling, Kent, ME19 6RA**

**ASKING PRICE: £425,000**  
**EPC RATING: D**





Situated on sought-after Offham Road in the very heart of West Malling, this charming chain free family home offers spacious and versatile accommodation arranged across three floors, perfectly blending character, convenience, and modern family living. Just a short walk from West Malling High Street and the mainline station, the property enjoys one of the town's most desirable and well-connected locations. The ground floor is thoughtfully laid out for both everyday living and entertaining. A welcoming entrance opens into the home, leading through to a bright and comfortable living room positioned to the front of the property. To the rear, a separate dining room provides an ideal space for family meals and hosting guests, flowing naturally through to the fitted kitchen overlooking the garden. The kitchen offers ample worktop and storage space, with direct access to the rear garden, while a convenient downstairs cloakroom completes the ground floor accommodation. Arranged over the first floor are two generous double bedrooms, both benefitting from built-in storage, making excellent use of the space and providing practical family living. A well-appointed family bathroom also serves this floor, alongside the central landing and staircase leading to the top floor. The second floor is dedicated to an impressive principal bedroom suite, creating a peaceful and private retreat. This spacious double bedroom is complemented by a second bathroom on the same level, making the layout ideal for growing families, guests, or those working from home who require flexible accommodation. Externally, the property benefits from a private rear garden offering a lovely outdoor space for relaxing or entertaining during warmer months. In addition, the home comes with the rare advantage of both a private rear parking space, and a separate garage, providing valuable storage, or workshop potential. West Malling remains one of Kent's most sought-after market towns, celebrated for its picturesque historic High Street, vibrant café culture, boutique shops, restaurants, and traditional pubs. Residents enjoy an exceptional balance between village charm and modern convenience, with excellent transport links including West Malling station offering direct services into London, as well as easy access to the M20 motorway network. The area is also renowned for its highly regarded schools, nearby countryside walks, and strong sense of community, making it an outstanding place to call home. Early viewing is highly recommended to fully appreciate the space, location, and lifestyle this wonderful home has to offer.

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



- CHAIN FREE
- THREE DOUBLE BEDROOM FAMILY HOME
- WALKING DISTANCE TO WEST MALLING HIGH STREET & STATION

- GARAGE
- TWO RECEPTION ROOMS
- TWO BATHROOMS

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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.

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