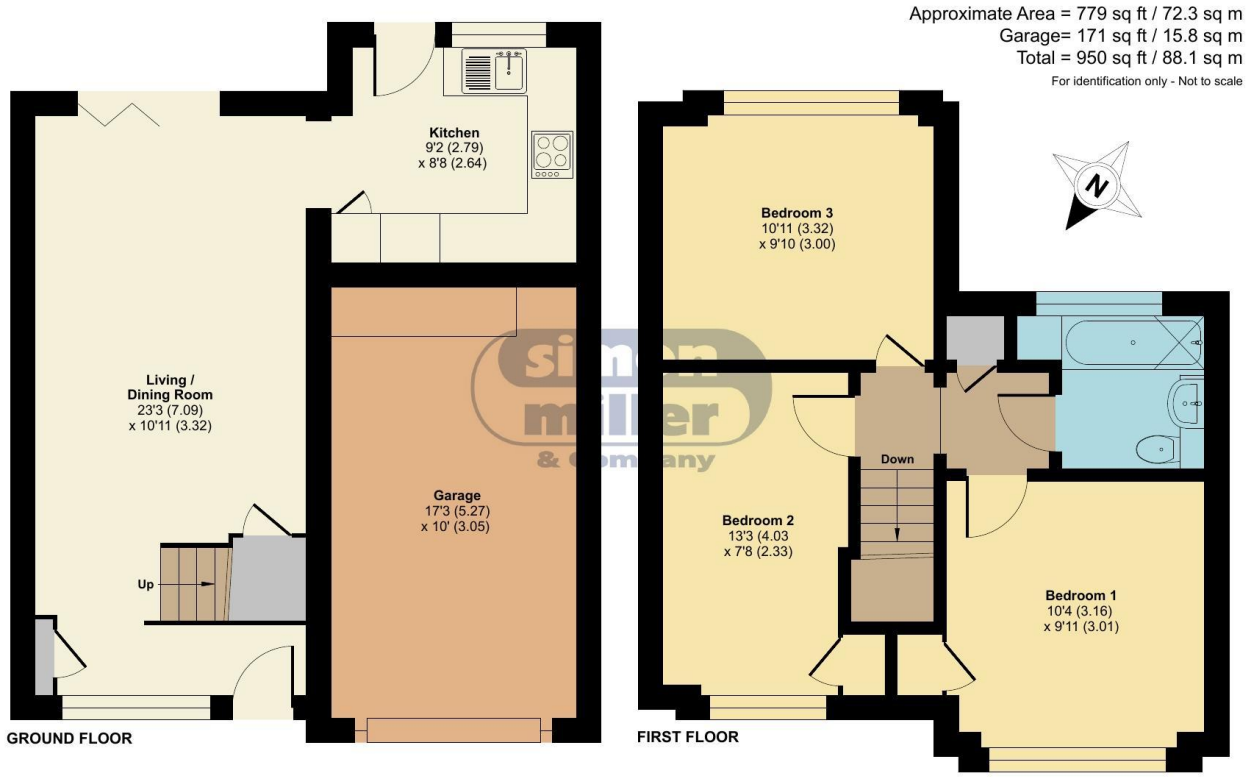
31 Sandown Road, West Malling, Kent, ME19 6NU

GUIDE PRICE: £525,000-£550,000
EPC RATING: D

Sandown Road, West Malling, ME19

Approximate Area = 779 sq ft / 72.3 sq m
Garage= 171 sq ft / 15.8 sq m
Total = 950 sq ft / 88.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Simon Miller & Company. REF: 1536539

We love houses
The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.GOV.UK

A well-presented three-bedroom detached property, ideally situated within a popular cul-de-sac and within walking distance of West Malling High Street and the mainline train station. The current owners have undertaken an extensive programme of improvements, including the installation of a new boiler, windows and doors, a newly fitted kitchen with underfloor heating and bathroom, and comprehensive redecoration throughout. Externally, the property occupies a generous corner plot, offering a driveway with off-road parking to the front, together with the added benefit of an integral garage. Please contact the office to arrange a key accompanied viewing, WE KNOW YOU WILL NOT BE DISAPPOINTED.

Freehold
EPC: D
Council Tax: E
Full Fibre Broadband

- **A THREE BEDROOM DETACHED HOME**
- **WALKING DISTANCE TO WEST MALLING HIGH STREET**
- **COMPLETELY REFURBISHED AND UPGRADED**
- **POPULAR CUL-DE-SAC LOCATION**
- **OWN DRIVEWAY AND GARAGE**
- **MUST VIEW INTERNALLY**

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

TH3029130126

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