



Ibbett Mosely

Mill Street, East Malling, West Malling ME19 6DA  
Guide Price £400,000





## Mill Street, East Malling, ME19 6DA

### CHARMING TWO BEDROOM SEMI-DETACHED PERIOD COTTAGE WITH BEAUTIFULLY PRESENTED ACCOMMODATION AND A LOVELY ENCLOSED SOUTH FACING REAR GARDEN.

- Beautifully Appointed Period Cottage
- Kitchen/breakfast room with integrated appliances
- Stripped wooden doors
- EPC rating D - Council Tax Band D
- Sitting room with inglenook style fireplace
- Downstairs cloakroom
- Oak flooring throughout downstairs
- Open Plan Socially linked Downstairs
- Pretty enclosed south facing rear garden with Additional raised Garden to Rear
- Guide Price £400,000

Two bedroom semi-detached cottage with delightful south facing rear garden which opens to a further area of garden beyond. The property is well presented throughout and gives spacious accommodation for a property of this type. Downstairs there are two reception rooms which are both open to the lovely kitchen/breakfast room which in turn leads via French doors to the sunny cottage garden beyond. There are two double bedrooms and a stylish bathroom upstairs.

#### Sitting Room 16'0" x 11'4"

This inviting sitting room boasts exposed wooden beams and a charming brick fireplace, creating a warm and traditional atmosphere. The room features wood-effect flooring and neutral walls, with a large window allowing natural light to fill the space. It opens seamlessly into the adjacent dining room, enhancing the flow of the living area.

#### Dining Room 14'1" x 9'7"

The dining room offers a spacious setting with wood flooring and exposed ceiling beams that add character. A classic chandelier hangs above the centre, complementing the traditional wooden furniture. This room enjoys plenty of natural light and connects directly to the kitchen, making it ideal for both everyday meals and entertaining.

#### Kitchen 11'10" x 8'8"

The kitchen combines a bright and practical layout with a touch of rustic charm. It features a central island with a butcher block worktop and storage baskets beneath, providing both workspace and storage. Modern white cabinetry with wooden countertops complements the tiled floor. French doors open directly onto the garden, flooding the room with natural light and offering easy outdoor access.

#### WC

The downstairs WC is small but practical, featuring a white ceramic basin and toilet with a wooden seat. The neutral decor includes pale walls and simple tiling, with a frosted window providing light and privacy.

#### Landing

The landing is bright and airy, featuring white walls and a simple white balustrade. It provides access to the bedrooms and shower room, maintaining the neutral and inviting tone of the home's upper floor.

#### Bedroom 1 14'8" x 10'1"

Bedroom 1 is a cosy retreat featuring rich wooden floors and exposed timber beams that add character to the space. The room is naturally lit by two windows dressed with simple curtains, creating a calm and restful atmosphere. Furnished with a wooden double bed, wardrobe, and chest of drawers, the room offers ample storage and comfort.

#### Shower Room

The shower room is modern and well-appointed with a walk-in shower enclosed by clear glass, a sleek

white basin with storage underneath, and a close-coupled toilet. The walls are decorated with light grey subway tiles, while the floor has a dark finish, creating a stylish contrast. A mirrored cabinet adds convenience and enhances storage space.

#### Bedroom 2 14'7" x 9'0"

Bedroom 2 offers a quiet, comfortable space filled with natural light from a large window. The neutral carpeting and soft tones complement the traditional wooden door and skirting. Furnished with a single bed, desk, and shelving units, this room can function well as a bedroom or a study, providing versatility in the home.

#### OUTSIDE REAR

Delightful south facing rear garden divided into two sections, the first having an area of flagstone patio, raised brick flowerbed and railway sleepers, fenced and walled with mature shrubs and trees, outside light, steps up at the end of the garden lead to a further raised area where there is some attractive hard landscaping, decked patio and summerhouse.

#### EAST MALLING

Mill Street is enviably located in the heart of East Malling village, just a short walk from the mainline rail station with services to London Victoria. For access to London Bridge, West Malling station offers an alternative direct route. The vibrant local community boasts charming pubs, an independent café, and picturesque ragstone church. The award-winning market town of West Malling is conveniently nearby, known for its boutique shops, fine dining and monthly farmers market.

#### ROUTE TO VIEW

From our West Malling High Street office turn right into Swan Street and follow the road for approximately 2 miles to East Malling, continue through the village and after about 1/4 mile the property will be found on the right hand side.



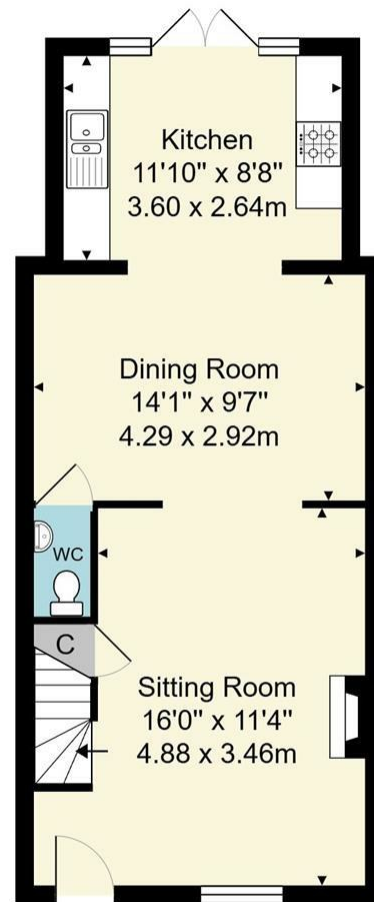




Approx. Gross Internal Area

861 ft<sup>2</sup> ... 80.0 m<sup>2</sup>

Ground Floor



First Floor



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Ibbett Mosely

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