



Bluegown Avenue

West Malling ME19 5FN

£340,000



COUNTRY HOMES

West Malling ME19 5FN

IDEAL FOR FIRST TIME BUYERS | WALKING DISTANCE TO WEST MALLING HIGH STREET | WOODLAND SURROUNDINGS

Nestled in the desirable area of Bluegown Avenue, Leybourne, West Malling, this charming semi-detached house offers a perfect blend of modern living and natural beauty. Built in 2013, the property boasts a contemporary design and is ideal for those seeking a comfortable and stylish home.

The house features two spacious double bedrooms, providing ample space for relaxation and rest. The layout is thoughtfully designed to maximise both light and space, creating a welcoming atmosphere throughout. The property is perfect for small families, couples, or individuals looking for a peaceful retreat.

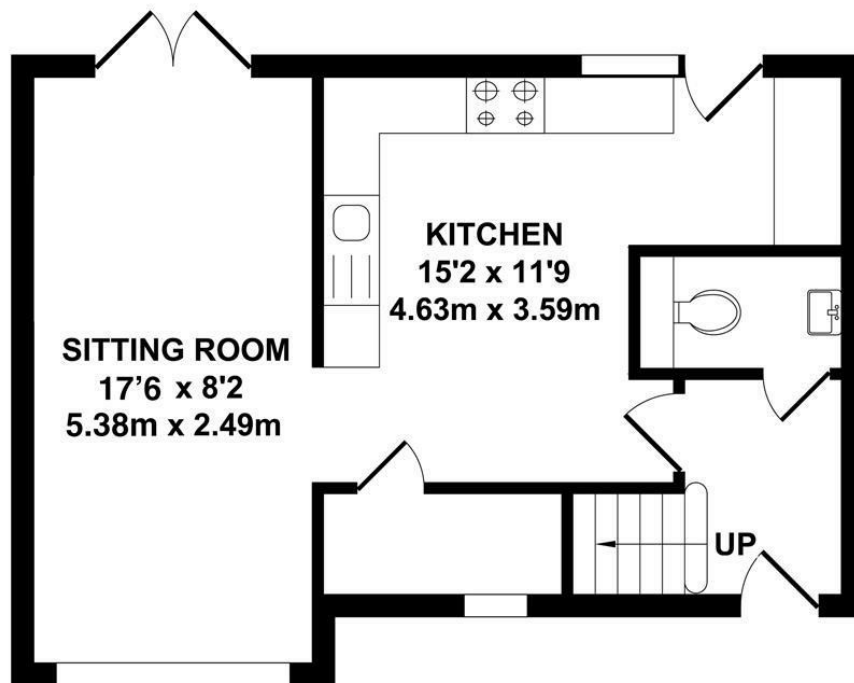
One of the standout features of this home is its proximity to beautiful woodland walks, allowing residents to enjoy the tranquillity of nature right on their doorstep. Whether you are an avid walker or simply enjoy the outdoors, this location offers a wonderful opportunity to explore the surrounding greenery.

Additionally, the property includes an allocated parking space, ensuring convenience for residents and their guests. This is a valuable asset in a sought-after area, where parking can often be a challenge.

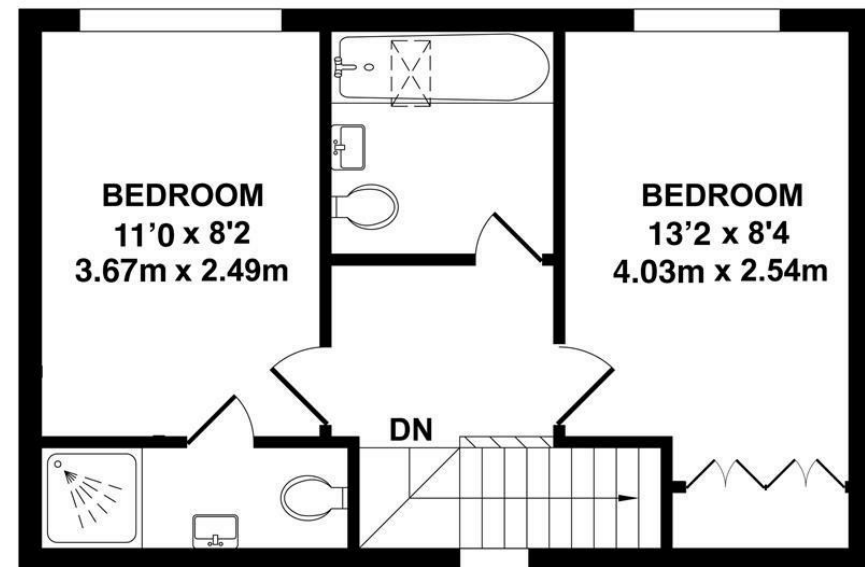
In summary, this semi-detached house on Bluegown Avenue is a fantastic opportunity for anyone looking to settle in a desirable location with easy access to nature and modern amenities. With its two double bedrooms and allocated parking, it is a perfect choice for those seeking a comfortable and convenient lifestyle in West Malling.

- DESIRED LOCATION
- TWO DOUBLE BEDROOMS
- WALKING DISTANCE TO VALLEY INVICTA PRIMARY SCHOOL
- ALLOCATED PARKING SPACE
- IMMACULATE CONDITION
- IDEAL FOR FIRST TIME BUYERS
- ENSUITE TO MAIN BEDROOM
- WOODLAND WALKS
- SEVREAL PLAY PARKS
- VIEWING HIGHLY RECOMMENDED





GROUND FLOOR
APPROX. FLOOR AREA
383 SQ.FT.
(35.62 SQ.M.)



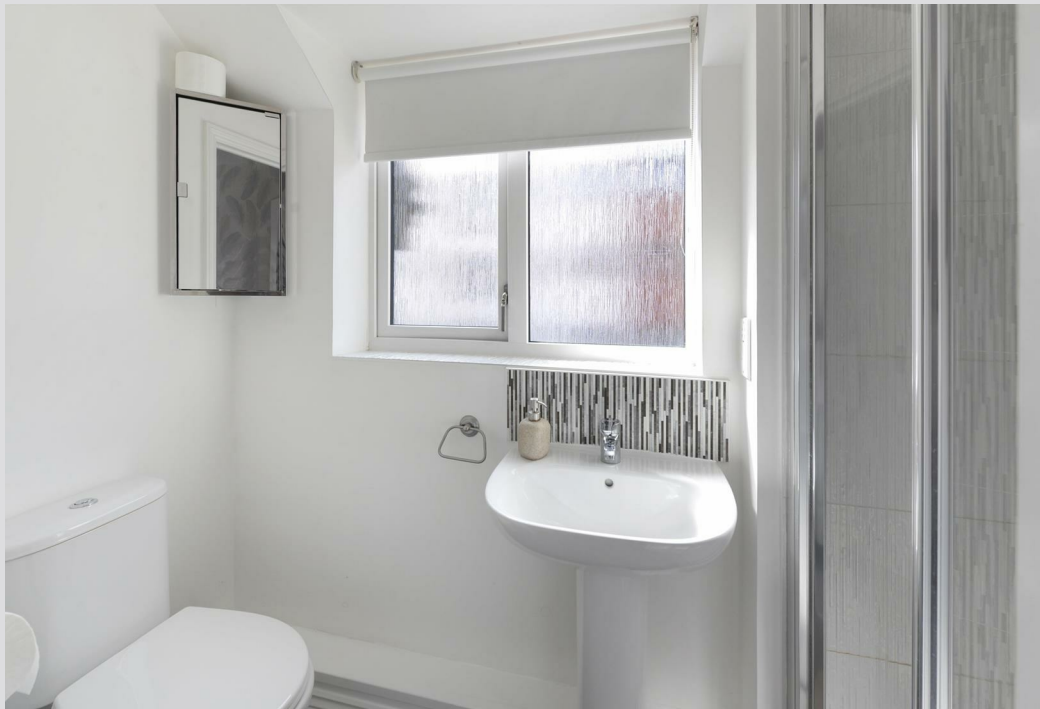
FIRST FLOOR
APPROX. FLOOR AREA
359 SQ.FT.
(33.36 SQ.M.)

TOTAL APPROX. FLOOR AREA 742 SQ.FT. (68.98 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(22 plus) A			
(11-21) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





Location Map

Tenure: Freehold

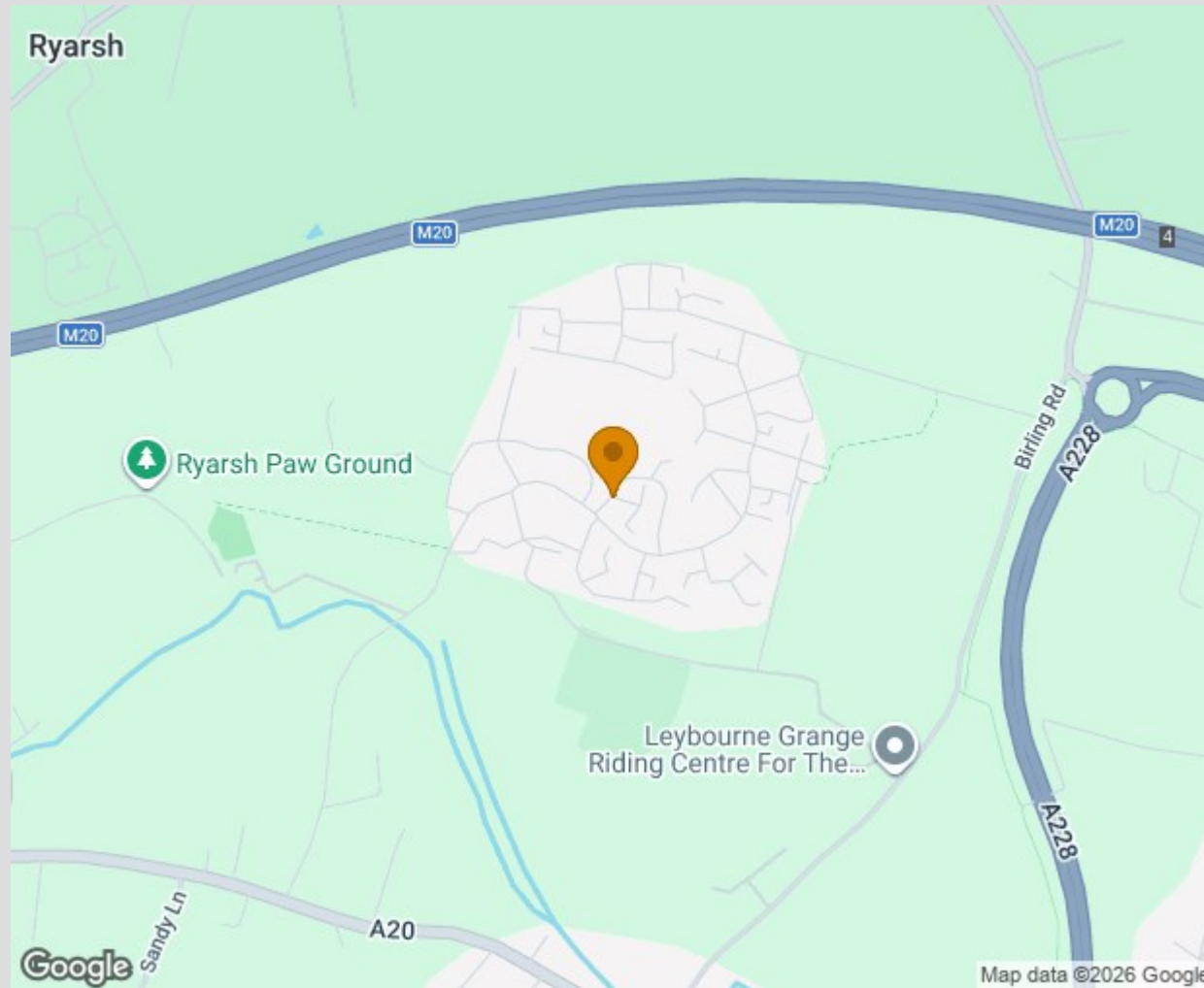
Council tax band: D

AML WM

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before the property can be removed from the open market and advertised as 'sold subject to contract' and before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Service Charge

Preim - £300 every 6 months
Reviewed every 12 months



TO VIEW CONTACT: 01732 87 11 11 westmallings@khp.me

www.khp.me



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