



**Guide Price**  
**£300,000**

**Freehold**

2x  2x  1x 

**Derby Drive, West  
Malling, Kent, ME19**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards





## Main features

- Terrace house with car port
- Generous double bedrooms with en-suite to main bedroom
- Situated on a quite secluded cul-de-sac
- Walking distance to amenities & woodland walks
- Close to M20 & West Malling station, perfect for commuters

## Accommodation

### GROUND FLOOR

Entrance Hall

Cloakroom

Kitchen: 13'5 x 11'5 (4.09m x 3.48m)

Lounge/Diner: 17'4 x 8'10 (5.29m x 2.69m)

### FIRST FLOOR

Landing

Bedroom 1: 11'6 x 8'2 (3.51m x 2.49m)

En-Suite Shower Room

Bedroom 2: 15'2 x 8'3 (4.63m x 2.52m)

Bathroom

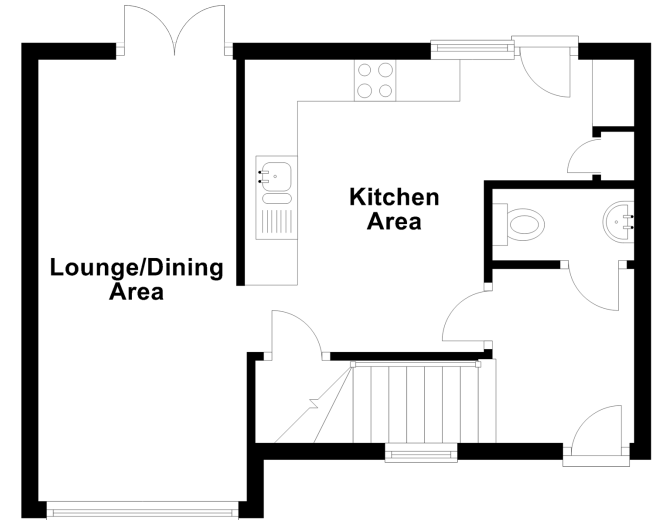
### OUTSIDE

Rear Garden

Car Port

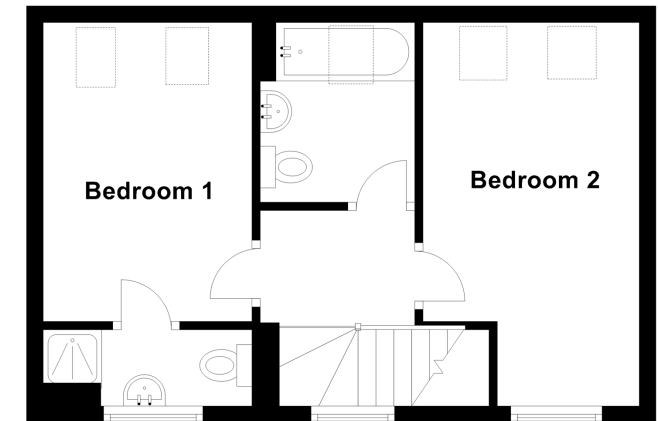
## Ground Floor

Approx. 34.6 sq. metres (372.4 sq. feet)



## First Floor

Approx. 32.8 sq. metres (352.9 sq. feet)



**Call Kings Hill - 01732 222211 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



12404306/20230530/NR/NR