

**OVER 60?**

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



**Guide Price**

**£680,000**

**Freehold**

5x  2x  2x 

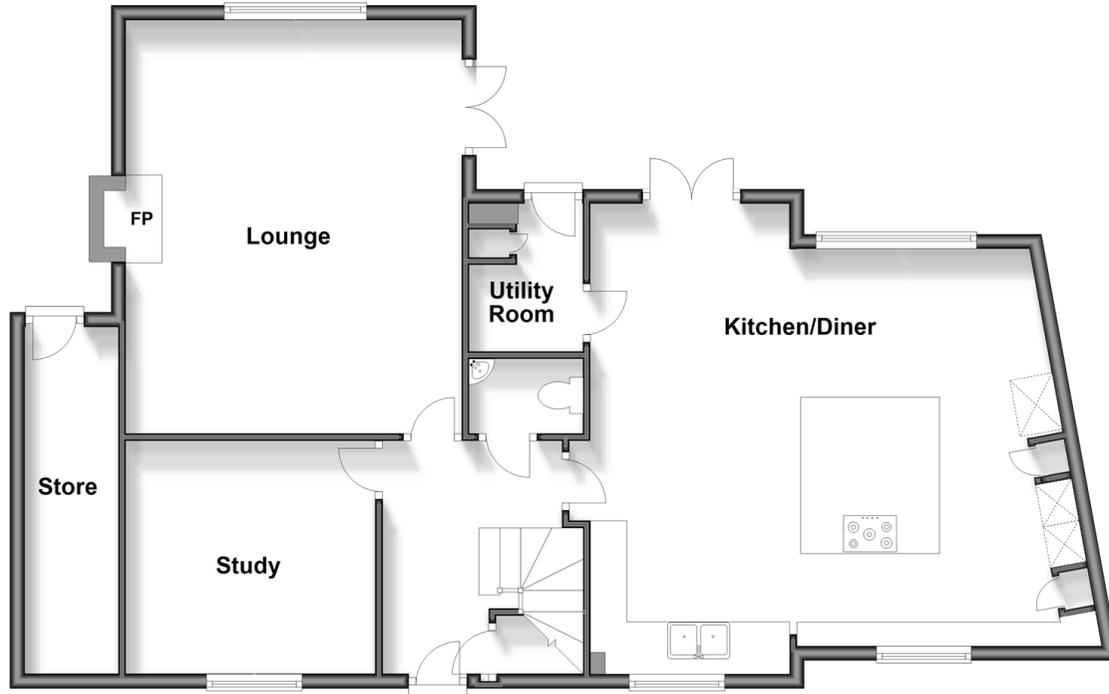
Clearheart Lane, Kings Hill, West Malling,  
Kent, ME19

*Wards*

Helping you move forwards

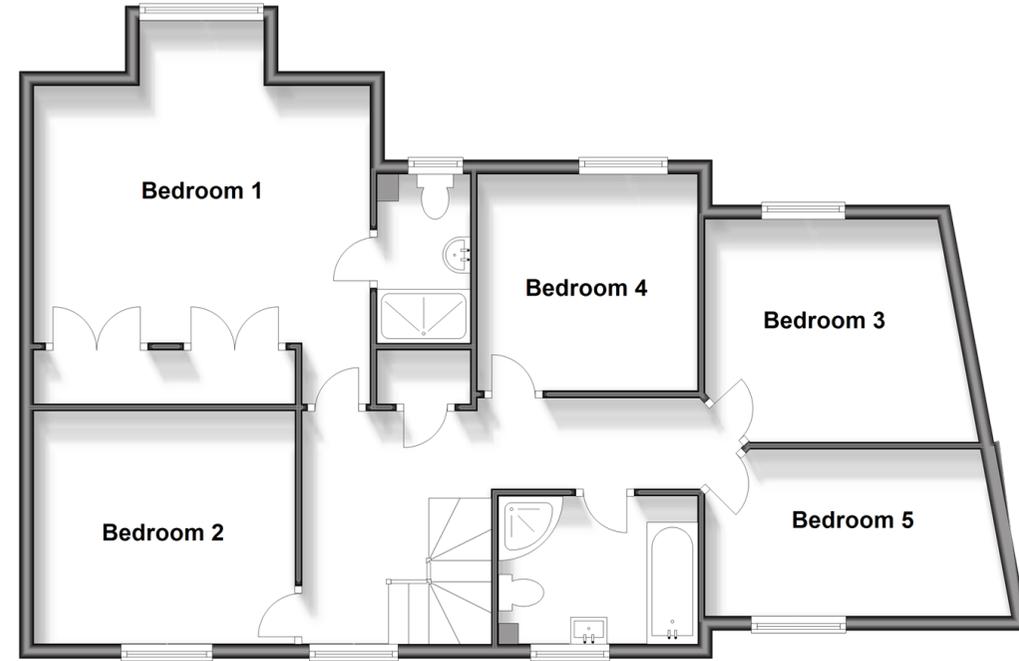
## Ground Floor

Approx. 97.4 sq. metres (1048.3 sq. feet)



## First Floor

Approx. 86.5 sq. metres (930.8 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Cloakroom

Lounge: 18'8 x 15'2 (5.69m x 4.63m)

Kitchen/Diner: 21'9 x 21'2 (6.63m x 6.46m)

Study: 11'2 x 10'6 (3.41m x 3.20m)

Utility Room: 6'3 x 5'2 (1.91m x 1.58m)

Landing

Bedroom 1: 14'4 x 13'1 (4.37m x 3.99m)

En-Suite Shower Room

Bedroom 2: 11'9 x 10'4 (3.58m x 3.15m)

Bedroom 3: 10'6 x 9'7 (3.20m x 2.92m)

Bedroom 4: 10'6 x 10'4 (3.20m x 3.15m)

Bedroom 5: 12'9 x 7'4 (3.89m x 2.24m)

Bathroom

### OUTSIDE

Front & Rear Gardens

Driveway

Purpose Built Outhouse

### FIRST FLOOR



## Main features

- A thoughtfully extended & improved semi-detached house
- Deceptively spacious family orientated accommodation
- Stand out feature fitted kitchen & large study
- Close to woodland walks & the renowned Discovery school
- Landscaped rear garden



### Nearest Schools

Primary Schools: The Discovery School 0.2 miles, Valley Invicta Primary 0.9 miles, Kings Hill School 1.0 miles

Secondary Schools: Oakwood Park Grammar School 3.5 miles, St Augustine Academy 3.5 miles, Holmesdale



### Transport Information

Train Stations: Yalding 2.9 miles, Aylesford 3.0 miles, West Malling 3.4 miles



### Address

Clearheart Lane, Kings Hill, West Malling, Kent, ME19



### Directions

For directions to this property please contact us.



**Wards**  
Helping you move forwards

Call Kings Hill Branch 01732 222211 ■ [wardsof Kent.co.uk](http://wardsof Kent.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.

EPC RATING

CURRENT: C(71) POTENTIAL: C(79)

12404630/20240319/NR/NR