



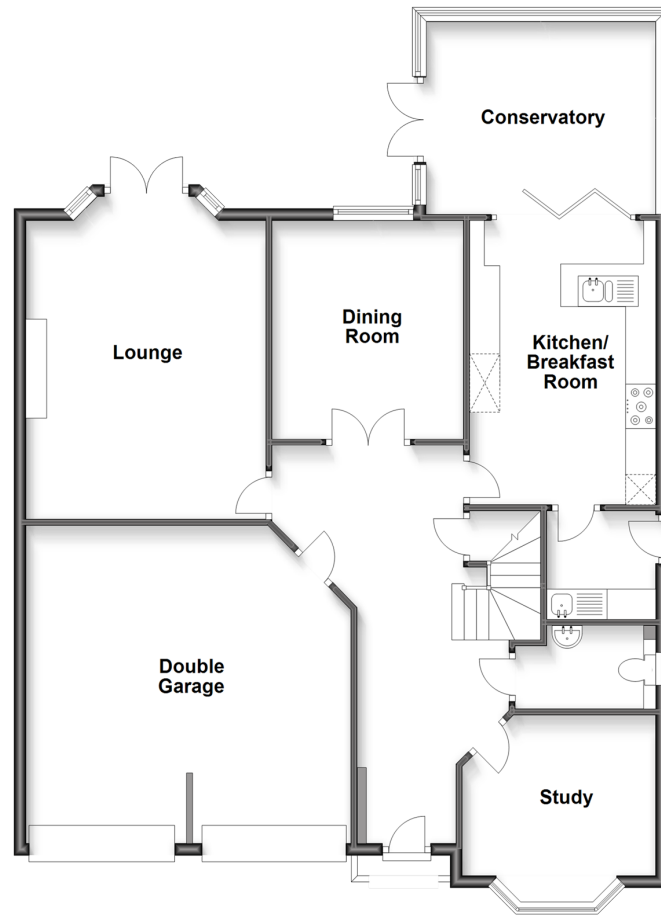
**Guide Price**  
**£800,000**  
**Freehold**

5x  3x  2x 

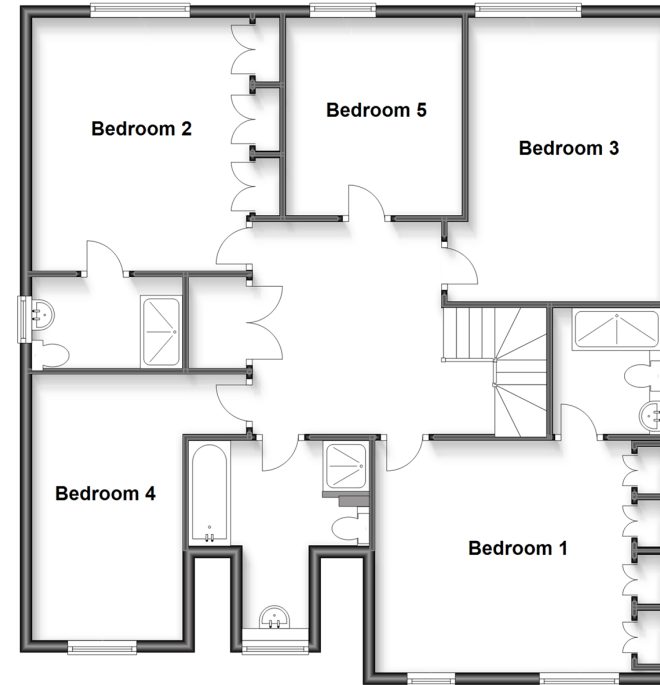
Alfriston Grove, Kings Hill, West Malling,  
Kent, ME19

*Wards*  
Helping you move forwards

**Ground Floor**  
Approx. 122.6 sq. metres (1319.6 sq. feet)



**First Floor**  
Approx. 106.6 sq. metres (1147.6 sq. feet)



## Accommodation

### GROUND FLOOR

Reception Hall: 21'5 x 8'2 (6.53m x 2.49m)  
Cloakroom  
Lounge: 18'6 x 13'1 (5.64m x 3.99m)  
Dining Room: 11'9 x 10'2 (3.58m x 3.10m)  
Kitchen/Breakfast Room: 15'4 x 10'1 (4.68m x 3.08m)  
Study: 10'7 x 10'6 (3.23m x 3.20m)  
Utility: 5'0 x 3'9 (1.53m x 1.14m)  
Conservatory

### FIRST FLOOR

Landing  
Bedroom 1: 15'5 x 12'7 (4.70m x 3.84m)  
En-Suite Shower Room  
Bedroom 2: 14'6 x 13'4 (4.42m x 4.07m)  
En-Suite Shower Room  
Bedroom 3: 15'6 x 11'11 (4.73m x 3.63m)  
Bedroom 4: 13'9 x 11'9 (4.19m x 3.58m)  
Bedroom 5: 11'2 x 9'9 (3.41m x 2.97m)  
Bathroom

### OUTSIDE

Rear Garden  
Large Driveway  
Double Garage: 17'9 x 17'2 (5.41m x 5.24m)





## Main features

- Sensational modern family home
- Perfect accommodation for modern family living
- Extra large brick bloc driveway & double garage
- Luxury touches found throughout the home
- Hugh bedrooms with en-suite shower rooms & family bathroom



### Nearest Schools

Primary Schools: The Discovery School 0.3 miles, Kings Hill School 0.4 miles, Valley Invicta Primary 0.6 miles

Secondary Schools: The Malling School 1.7 miles, Grange Park School 2.3 miles, Aylesford School - Sports College



### Transport Information

Train Stations: Watlingbury 1.2 miles, West Malling 1.4 miles, East Malling 1.6 miles



### Address

Alfriston Grove, Kings Hill, West Malling, Kent, ME19



### Directions

For directions to this property please contact us.





Call Kings Hill Branch 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



12404648/20230510/CH/NR