



**OVER 60?**

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

**Price**

**£475,000**

**Freehold**

3x  2x  1x 

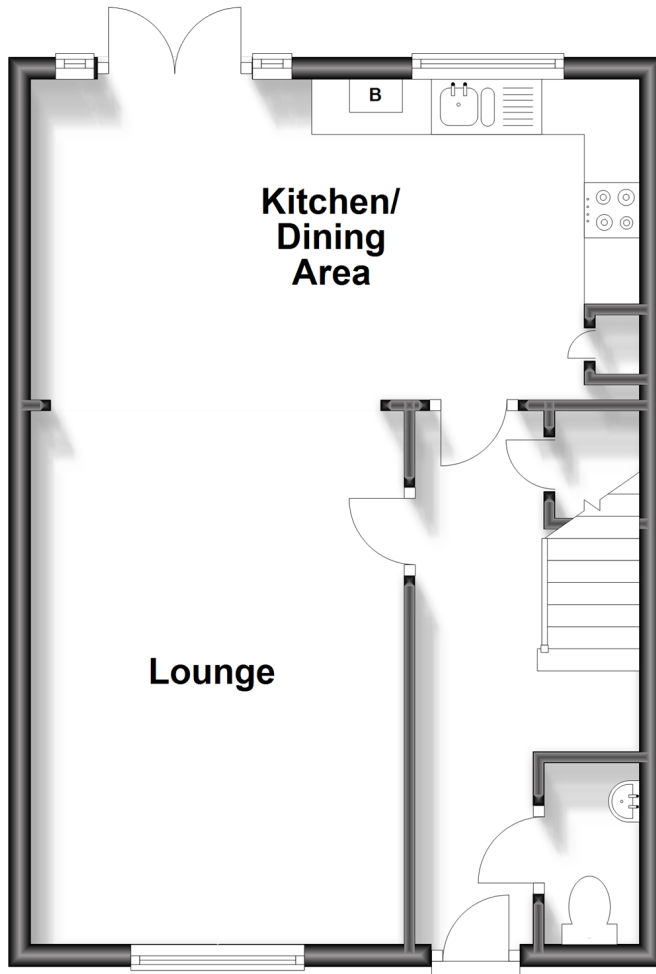
**Porter Avenue, Kings  
Hill, West Malling, Kent,  
ME19**

*Wards*  
Helping you move forwards



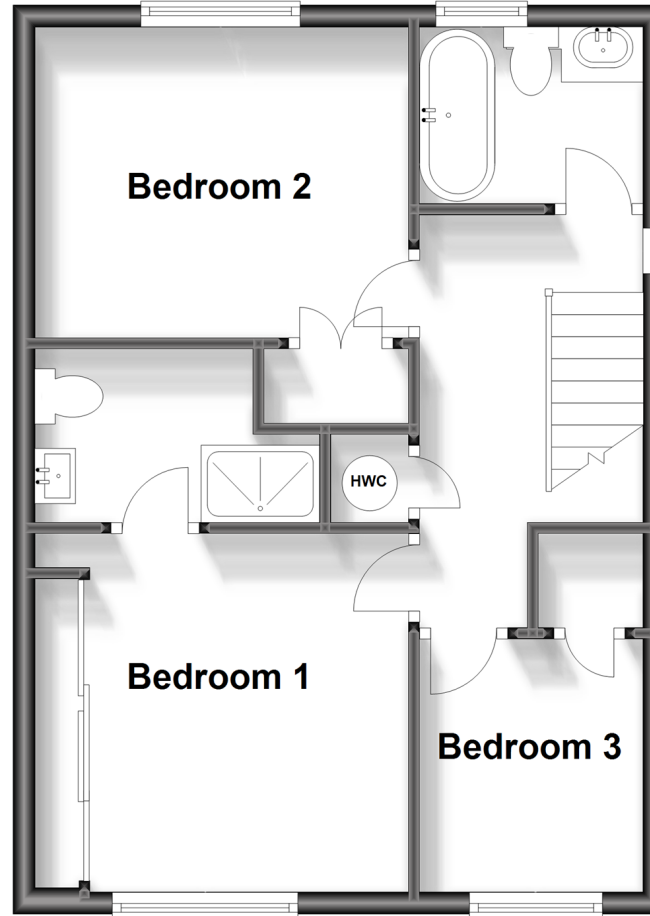
## Ground Floor

Approx. 43.3 sq. metres (465.6 sq. feet)



## First Floor

Approx. 43.3 sq. metres (465.6 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Cloakroom

Lounge: 15'5 x 10'8 (4.70m x 3.25m)

Kitchen/Dining Area: 15'3 x 9'3 (4.65m x 2.82m)

### FIRST FLOOR

Landing

Bedroom 1: 11'1 x 10'8 (3.38m x 3.25m)

En-Suite Shower Room

Bedroom 2: 10'9 x 8'9 (3.28m x 2.67m)

Bedroom 3: 7'9 x 6'1 (2.36m x 1.86m)

Bathroom

### OUTSIDE

Rear Garden

Garage & Driveway



## Main features

- Spectacularly upgraded modern semi-detached house
- Immaculate presentation & decoration throughout
- Beautiful bathroom & en-suite under floor heated wet room
- Landscaped rear garden leading to garage & driveway
- A chain free sale



### Nearest Schools

Primary Schools: Valley Invicta Primary 0.5 miles, The Discovery School 0.6 miles, Kings Hill School 1.2 miles  
Secondary Schools: St Augustine Academy 3.8 miles, Oakwood Park Grammar School 3.8 miles, The Maplesden Noakes School 4.3 miles



### Transport Information

Train Stations: Barming 3.0 miles, East Farleigh 3.2 miles, New Hythe 3.3 miles



### Address

Porter Avenue, 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 ■ [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.



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