



**Guide Price**  
**£475,000**

**Freehold**

3x  2x  1x 

**Violette Close, Kings  
Hill, Kings Hill, West  
Malling, Kent, ME19**

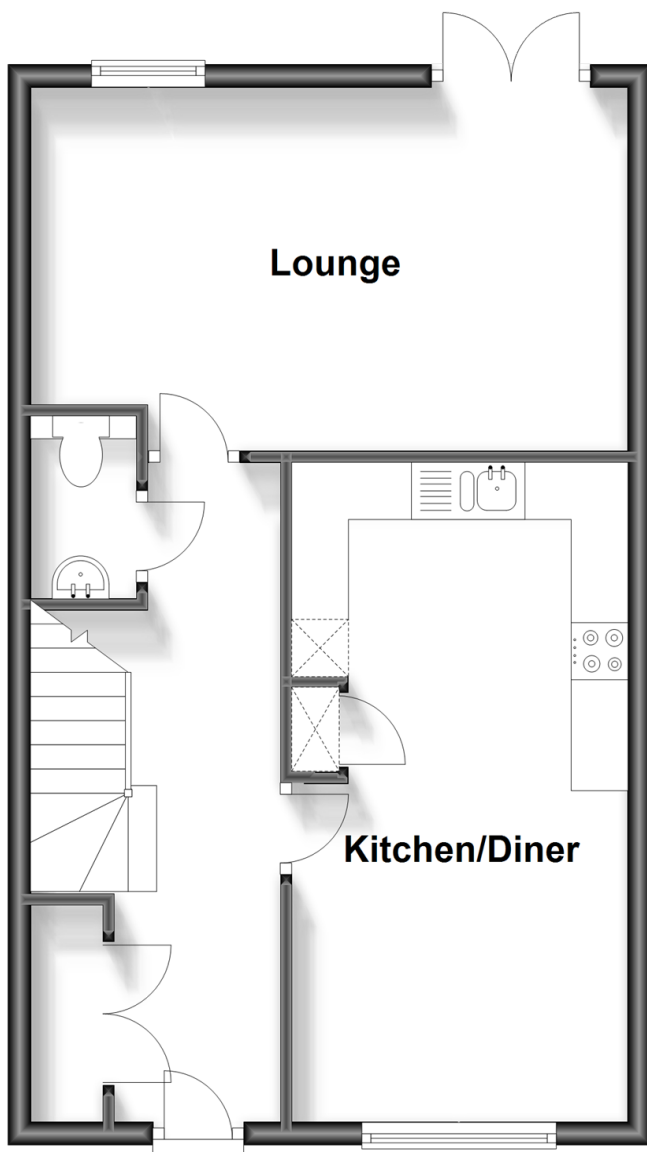
**OVER 60?**

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

*Wards*  
Helping you move forwards

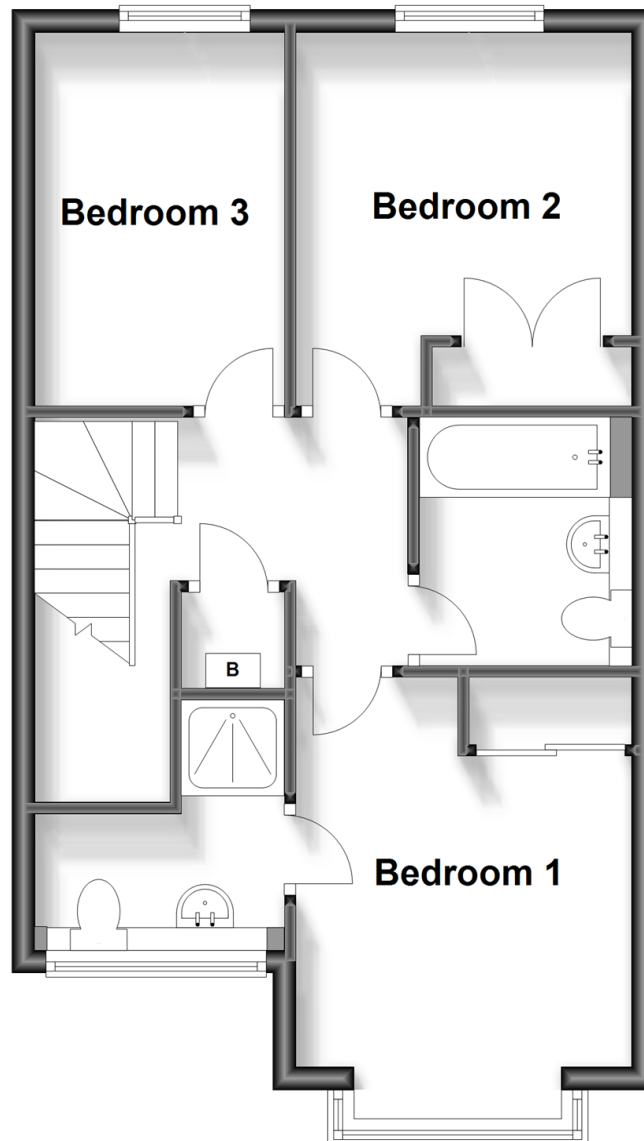
## Ground Floor

Approx. 47.6 sq. metres (511.9 sq. feet)



## First Floor

Approx. 45.6 sq. metres (491.1 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Cloakroom

Kitchen/Diner: 19'0 x 9'11 (5.80m x 3.02m)

Lounge: 17'1 x 10'6 (5.21m x 3.20m)

### FIRST FLOOR

Landing

Bedroom 1: 14'1 x 9'10 (4.30m x 3.00m)

En-Suite Shower Room

Bedroom 2: 10'10 x 9'9 (3.30m x 2.97m)

Bedroom 3: 10'10 x 7'1 (3.30m x 2.16m)

Bathroom

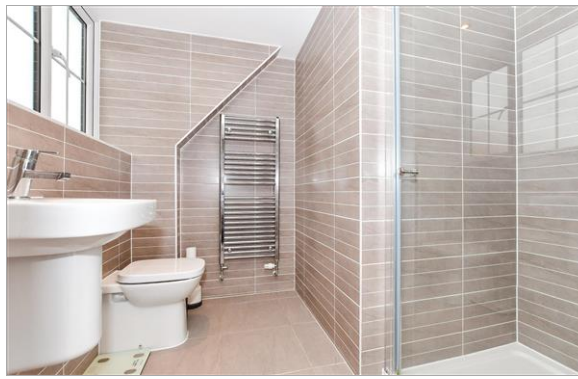
### OUTSIDE

Front & Rear Gardens

Car Port

Allocated Parking Space





## Main features

- Deceptively spacious modern semi-detached house
- Peace of mind with remaining 8 year NHBC guarantee
- Improvements throughout as this was the 'show home'
- Convenient location close to shops, schools & Linear Park
- Car port & further allocated space



### Nearest Schools

Primary Schools: The Discovery School 0.4 miles, Kings Hill School 0.4 miles, Valley Invicta Primary 0.5 miles  
Secondary Schools: The Malling School 1.6 miles, Grange Park School 2.0 miles, Aylesford School - Sports College 2.9 miles



### Transport Information

Train Stations: West Malling 1.2 miles, Watlington 1.4 miles, East Malling 1.5 miles



### Address

Violette Close, Kings Hill, 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  
■ 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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