



**Guide Price**  
**£795,000**

**Freehold**

4x  2x  2x 

**Stirling Road, Kings Hill,  
West Malling, Kent,  
ME19**

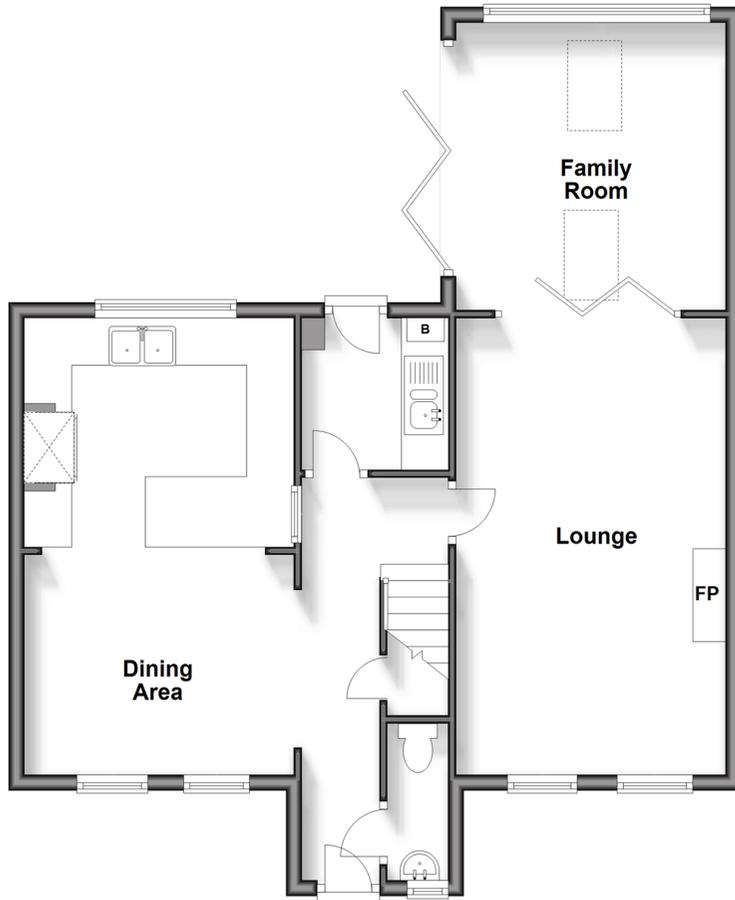
**OVER 60?**

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

*Wards*  
Helping you move forwards

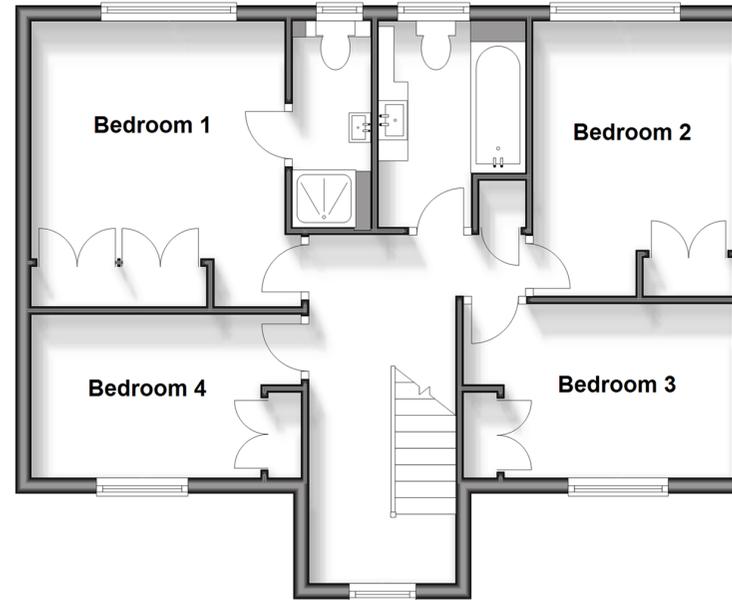
## Ground Floor

Approx. 67.5 sq. metres (726.5 sq. feet)



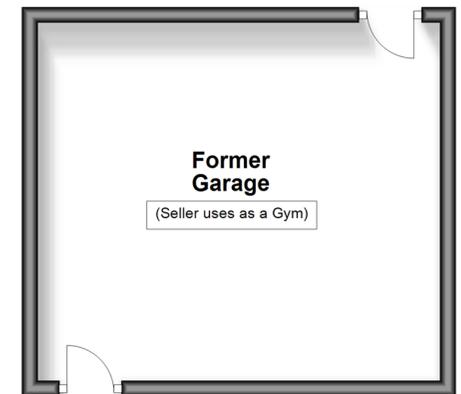
## First Floor

Approx. 55.4 sq. metres (596.5 sq. feet)



## Outbuilding

Approx. 23.4 sq. metres (252.0 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall  
Cloakroom  
Lounge: 19'0 x 11'0 (5.80m x 3.36m)  
Kitchen: 11'0 x 9'0 (3.36m x 2.75m)  
Dining Area: 11'0 x 9'0 (3.36m x 2.75m)  
Family Room: 15'0 x 11'0 (4.58m x 3.36m)  
Utility Room

### FIRST FLOOR

Landing  
Bedroom 1: 12'0 x 10'0 (3.66m x 3.05m)  
En-Suite Shower Room  
Bedroom 2: 9'0 x 8'0 (2.75m x 2.44m)  
Bedroom 3: 11'0 x 7'0 (3.36m x 2.14m)  
Bedroom 4: 11'11 x 6'0 (3.63m x 1.83m)  
Bathroom

### OUTSIDE

Large Rear Garden  
Large Driveway  
Former Garage (Gym Conversion)



## Main features

- A most impressive improved & extended detached house
- Large double driveway & converted double garage
- Large sunny aspect rear garden
- Immaculate presentation throughout
- Phase 1 setting with no estate charges



### Nearest Schools

Primary Schools: Valley Invicta Primary 0.3 miles, Kings Hill School 0.6 miles, The Discovery School 1.4 miles

Secondary Schools: Grange Park School 4.2 miles, The Malling School 4.4 miles, St Augustine Academy 4.6 miles



### Transport Information

Train Stations: West Malling 2.8 miles, Watlingbury 3.9 miles, New Hythe 3.9 miles



### Address

Stirling Road, Kings Hill, West Malling, Kent, ME19



### Directions

For directions to this property please contact us.



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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.



12404934/20240319/NR/NR