



**Guide Price**  
**£575,000**

**Freehold**

4x  2x  1x 

**Pixie Walk, Kings Hill,  
Kings Hill, West Malling,  
Kent, ME19**

**OVER 60?**

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

*Wards*  
Helping you move forwards

## Accommodation

### GROUND FLOOR

Entrance Hall

Cloakroom

Lounge: 20'0 x 18'11 (6.10m x 5.77m)

Kitchen/Diner: 19'5 x 10'6 (5.92m x 3.20m)

### FIRST FLOOR

Landing

Bedroom 2: 12'11 x 9'2 (3.94m x 2.80m)

Bedroom 3: 10'11 x 9'0 (3.33m x 2.75m)

Bedroom 4: 11'3 x 8'7 (3.43m x 2.62m)

Balcony

Bathroom

### SECOND FLOOR

Landing

Bedroom 1: 24'8 x 10'11 (7.52m x 3.33m)

En-Suite Shower Room

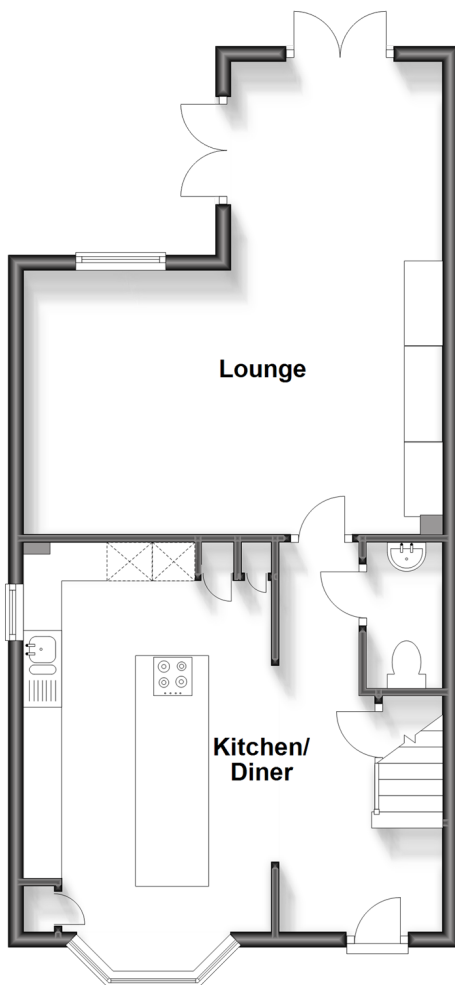
### OUTSIDE

Front & Rear Gardens

Garage & Driveway

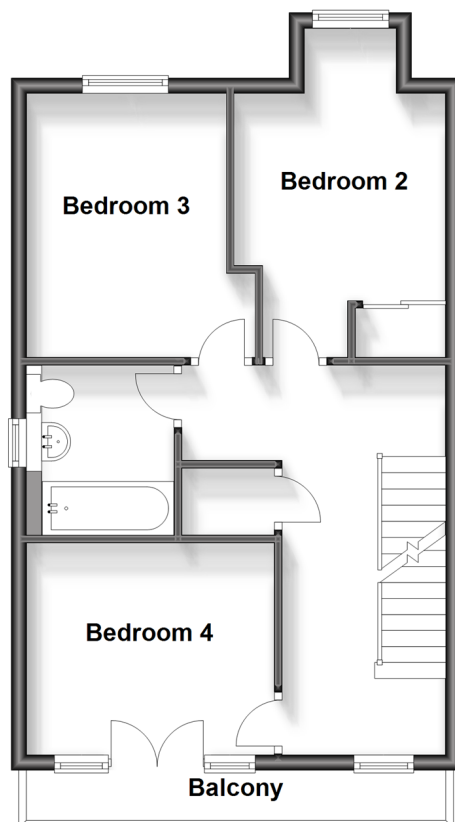
### Ground Floor

Approx. 54.8 sq. metres (589.7 sq. feet)



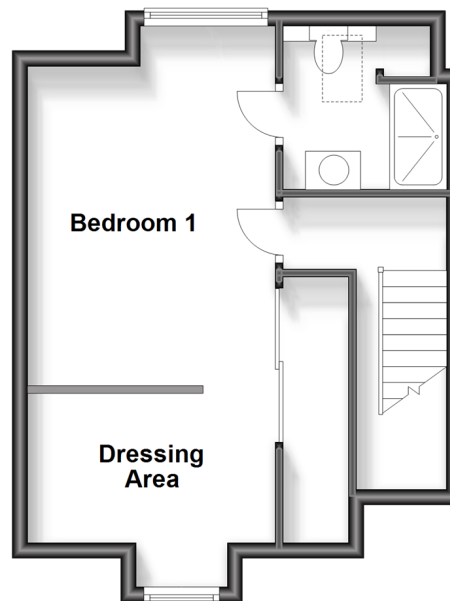
### First Floor

Approx. 48.2 sq. metres (519.2 sq. feet)



### Second Floor

Approx. 35.1 sq. metres (378.0 sq. feet)







## Main features

- Semi-detached town house located on a private walkway
- Feature fitted kitchen complete with integrated island
- Generous bedrooms including upgraded en-suite
- Garage & private driveway
- Close to renowned schools & amenities



### Nearest Schools

Primary Schools: The Discovery School 0.2 miles, Valley Invicta Primary 0.7 miles, Kings Hill School 1.0 miles

Secondary Schools: Holmesdale Technology College 3.6 miles, St Augustine Academy 3.6 miles, Oakwood Park



### Transport Information

Train Stations: Aylesford 2.8 miles, East Farleigh 2.9 miles, New Hythe 3.2 miles



### Address

Pixie Walk, Kings Hill, 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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