



**Guide Price**  
**£575,000**

**Freehold**

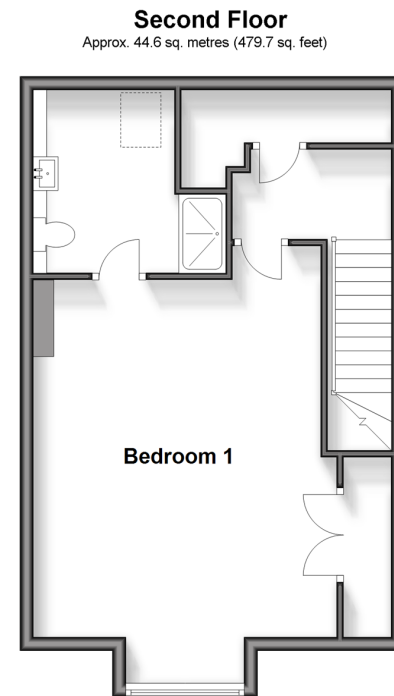
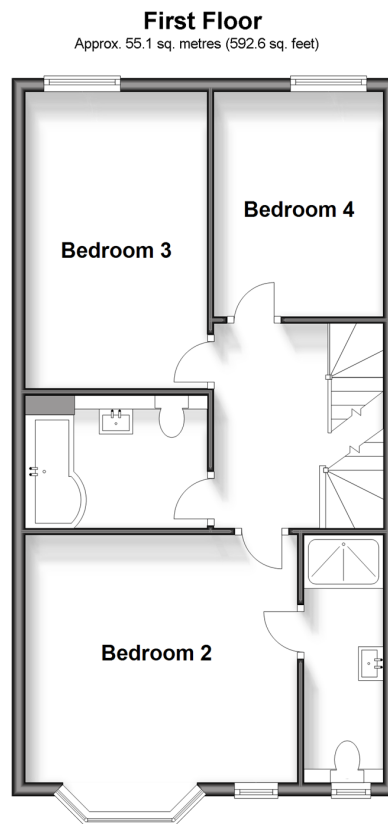
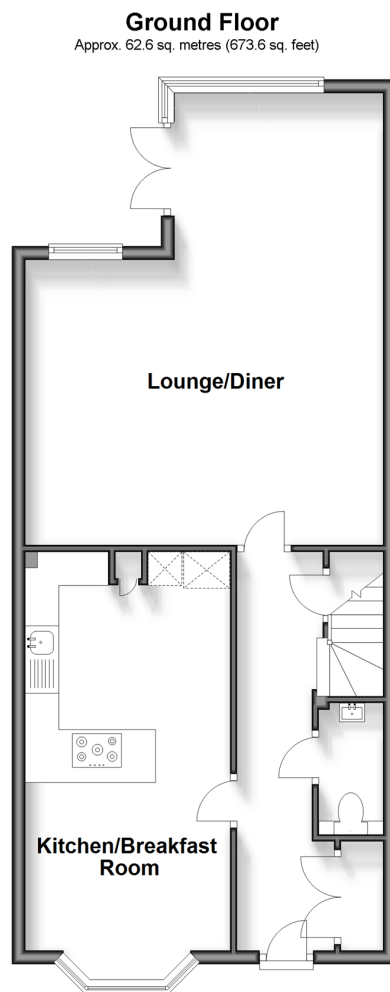
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**Avion Gardens, Kings  
Hill, West Malling, Kent,  
ME19**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Accommodation

### GROUND FLOOR

Entrance Hall  
Cloakroom  
Lounge/Diner: 22'0 x 17'5 (6.71m x 5.31m)  
Kitchen/Breakfast Room: 19'4 x 9'10 (5.90m x 3.00m)

### FIRST FLOOR

Landing  
Bedroom 2: 13'1 x 12'2 (3.99m x 3.71m)  
En-Suite Shower Room  
Bedroom 3: 14'1 x 8'10 (4.30m x 2.69m)  
Bedroom 4: 10'10 x 8'2 (3.30m x 2.49m)  
Bathroom

### SECOND FLOOR

Landing  
Bedroom 1: 16'9 x 14'9 (5.11m x 4.50m)  
En-Suite Shower Room

### OUTSIDE

Front & Rear Gardens  
Allocated Parking Space  
Garage En-Bloc





## Main features

- A deceptively spacious modern end of terrace house
- 1745 square feet of spacious & light accommodation
- Light, bright & uplifting living space
- Southerly aspect landscaped rear garden
- Close to woodland walks & golf course



### Nearest Schools

Primary Schools: The Discovery School 0.4 miles, Kings Hill School 0.5 miles, Valley Invicta Primary 0.7 miles

Secondary Schools: The Malling School 1.9 miles, Grange Park School 2.4 miles, Aylesford School - Sports College



### Transport Information

Train Stations: Watlingbury 1.0 miles, West Malling 1.6 miles, East Malling 1.8 miles



### Address

Avion Gardens, 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 ■ [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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