



**Guide Price**  
**£575,000**

**Freehold**

4x  3x  1x 

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

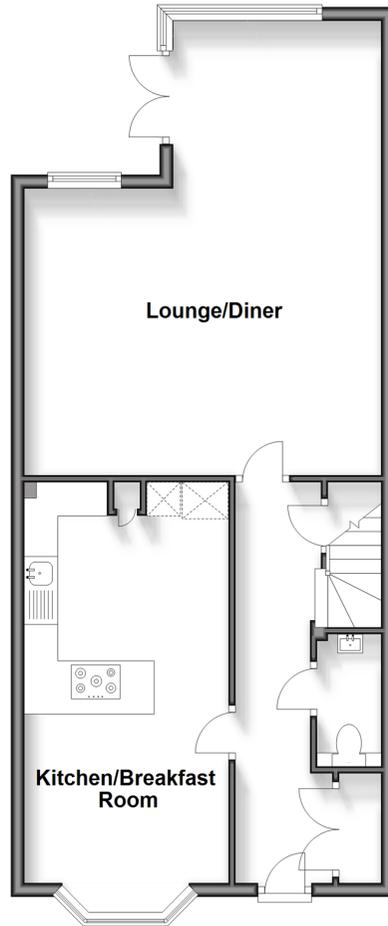
**OVER 60?**

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

*Wards*  
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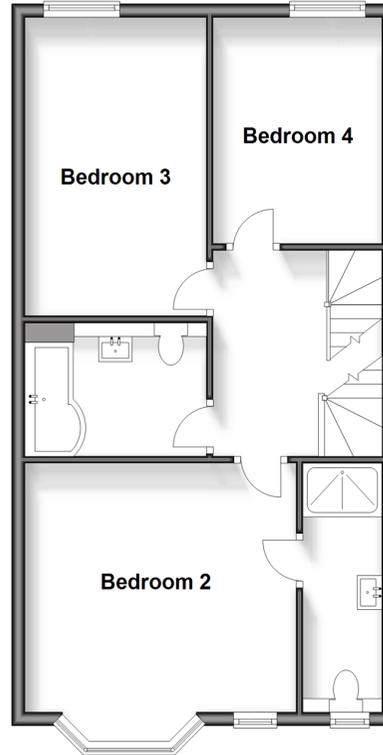
### Ground Floor

Approx. 62.6 sq. metres (673.6 sq. feet)



### First Floor

Approx. 55.1 sq. metres (592.6 sq. feet)



### Second Floor

Approx. 44.6 sq. metres (479.7 sq. feet)



## 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: Watlington 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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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.



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