



Guide Price
£595,000

Freehold

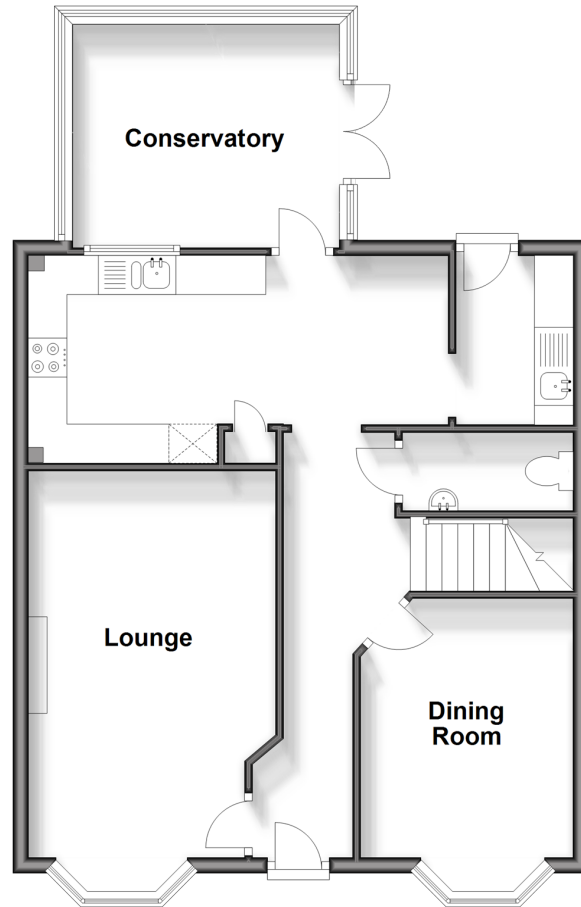
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**Pearl Way, Kings Hill,
West Malling, Kent,
ME19**

Wards
Helping you move forwards

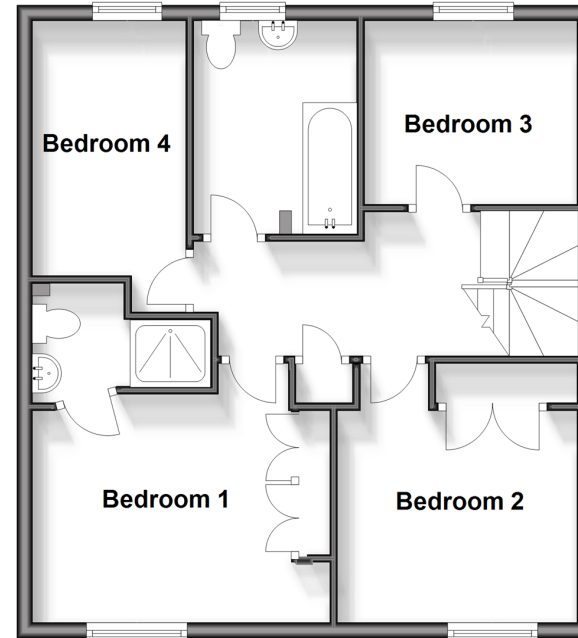
Ground Floor

Approx. 64.8 sq. metres (697.0 sq. feet)



First Floor

Approx. 54.2 sq. metres (583.6 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall
Cloakroom
Lounge: 18'7 x 10'5 (5.67m x 3.18m)
Dining Room: 10'10 x 8'11 (3.30m x 2.72m)
Kitchen: 23'3 x 8'8 (7.09m x 2.64m)
Utility Room: 7'0 x 5'1 (2.14m x 1.55m)
Conservatory: 12'4 x 9'9 (3.76m x 2.97m)

FIRST FLOOR

Landing
Bedroom 1: 13'1 x 11'7 (3.99m x 3.53m)
En-Suite Shower Room
Bedroom 2: 11'4 x 10'1 (3.46m x 3.08m)
Bedroom 3: 8'10 x 7'8 (2.69m x 2.34m)
Bedroom 4: 12'10 x 6'5 (3.91m x 1.96m)
Bathroom

OUTSIDE

Front & Rear Gardens
Garage & Driveway



Main features

- Upgraded & improved modern detached family house
- Secluded and pleasing sunny aspect rear garden
- Centrally located for local schools, shops & golf course
- Private driveway & garage
- Incredibly clean move in ready accommodation



Nearest Schools

Primary Schools: The Discovery School 0.4 miles, Valley Invicta Primary 0.6 miles, Kings Hill School 0.8 miles
Secondary Schools: St Augustine Academy 3.7 miles, Oakwood Park Grammar School 3.7 miles, Holmesdale Technology College 3.7 miles



Transport Information

Train Stations: Aylesford 3.0 miles, East Farleigh 3.0 miles, Yalding 3.1 miles



Address

Pearl Way, Kings Hill, West Malling, Kent, ME19



Directions

For directions to this property please contact us.



Call Kings Hill Branch 01732 222211 ■ wardsofkent.co.uk



- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

12404967/20240415/SG/NR