



Guide Price
£595,000

Freehold

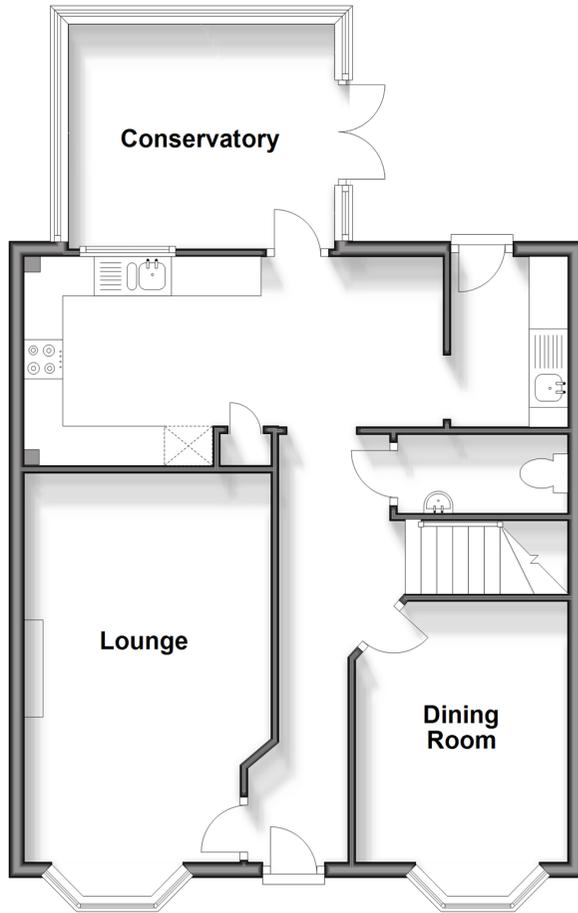
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**Pearl Way, Kings Hill,
West Malling, Kent,
ME19**

Wards
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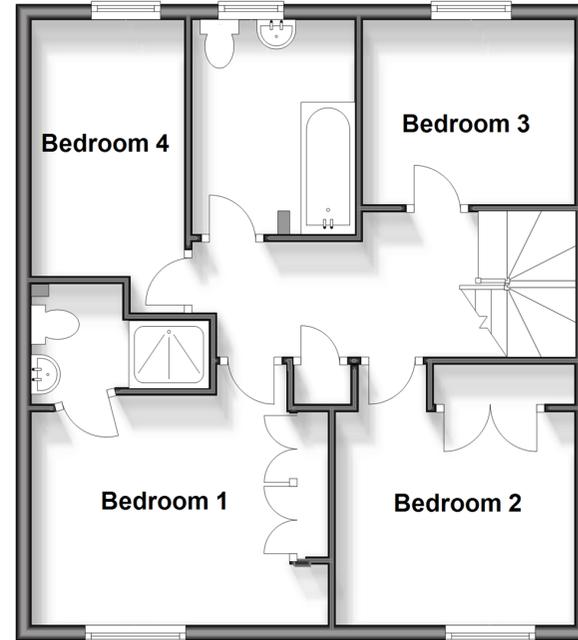
Ground Floor

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.



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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

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