

**OVER 60?**

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



**Price**

**£440,000**

**Freehold**

3x  1x  2x 

Four Acres, East Malling, Kent, ME19

*Wards*

Helping you move forwards



## Main features

- Smart home tucked away at the end of a quiet Close
- Stunning semi rural setting with picturesque country field views
- Part of the double garage is currently used as gym/office
- Enjoy the wonderful size of the rear & side gardens
- Easy walk to East Malling rail station

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 17'4 x 11'0 (5.29m x 3.36m)

Kitchen: 13'1 x 9'0 (3.99m x 2.75m)

Dining Room: 8'5 x 8'0 up to fitted cupboard (2.57m x 2.44m)

### FIRST FLOOR

Landing

Bedroom 1: 12'1 x 10'0 (3.69m x 3.05m)

Bedroom 2: 11'0 x 9'3 up to door well (3.36m x 2.82m)

Bedroom 3: 7'10 x 7'9 up to alcove (2.39m x 2.36m)

Bathroom

### OUTSIDE

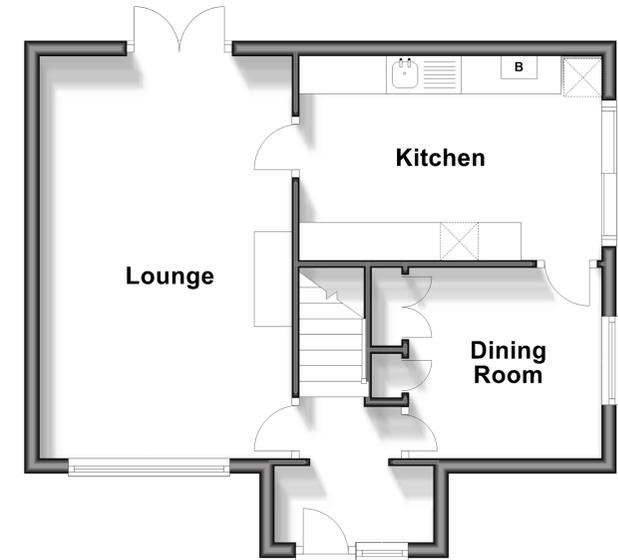
Front, Side & Rear Gardens

Driveway

Double Garage : 22'0 x 17'7 (6.71m x 5.36m)

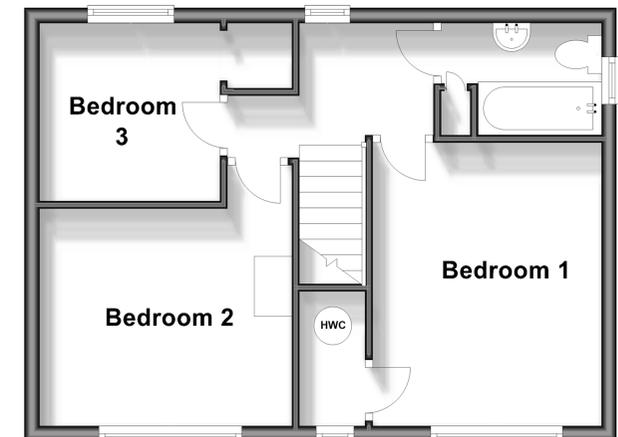
## Ground Floor

Approx. 42.1 sq. metres (452.9 sq. feet)



## First Floor

Approx. 39.7 sq. metres (427.5 sq. feet)



**Call Larkfield - 01732 847877 ■ [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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