



**Guide Price**  
**£500,000**

**Freehold**

4x  2x  1x 

**Whiffen Walk, East  
Malling, Kent, ME19**



*Wards*  
Helping you move forwards



## Main features

- Smart family home tucked away in a quiet Close
- Enjoy the luxury of an en-suite shower room
- Sociable kitchen/breakfast room is ideal for today's lifestyle
- Useful ground floor cloakroom
- Relax in the lovely private rear garden with pleasant tree view

## Accommodation

### GROUND FLOOR

- Entrance Hall
- Cloakroom
- Lounge: 15'0 x 11'2 (4.58m x 3.41m)
- Dining Area: 10'0 x 10'0 (3.05m x 3.05m)
- Kitchen/Breakfast Room: 13'9 x 9'8 up to door well (4.19m x 2.95m)
- Utility Room: 5'7 x 4'10 (1.70m x 1.47m)

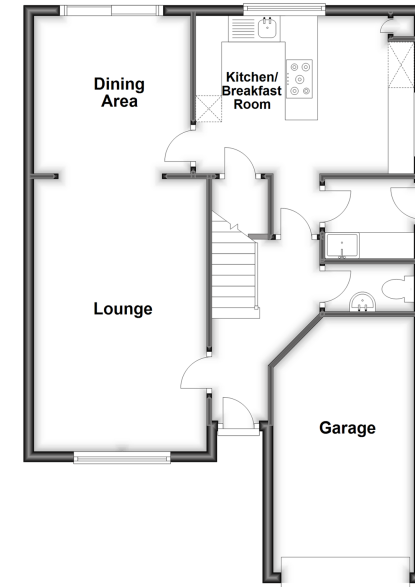
### FIRST FLOOR

- Landing
- Bedroom 1: 12'1 x 11'1 up to fitted wardrobes (3.69m x 3.38m)
- En-Suite Shower Room
- Bedroom 2: 10'6 up to recess x 9'0 up to fitted cupboard (3.20m x 2.75m)
- Bedroom 3: 9'8 (2.95m) narrowing to 8'0 (2.44m) x 9'3 (2.82m)
- Bedroom 4: 9'9 (2.97m) x 8'0 (2.44m) narrowing to 6'1 (1.86m)
- Bathroom

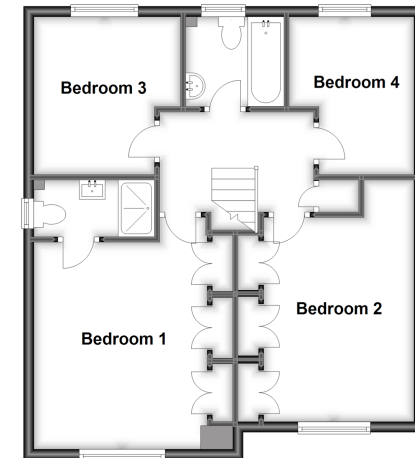
### OUTSIDE

- Front & Rear Gardens
- Driveway & Garage

**Ground Floor**  
Approx. 66.6 sq. metres (716.5 sq. feet)



**First Floor**  
Approx. 58.7 sq. metres (632.3 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

