



**Guide Price**  
**£350,000**

**Freehold**

3x  1x  1x 

**High Street, East  
Malling, Kent, ME19**

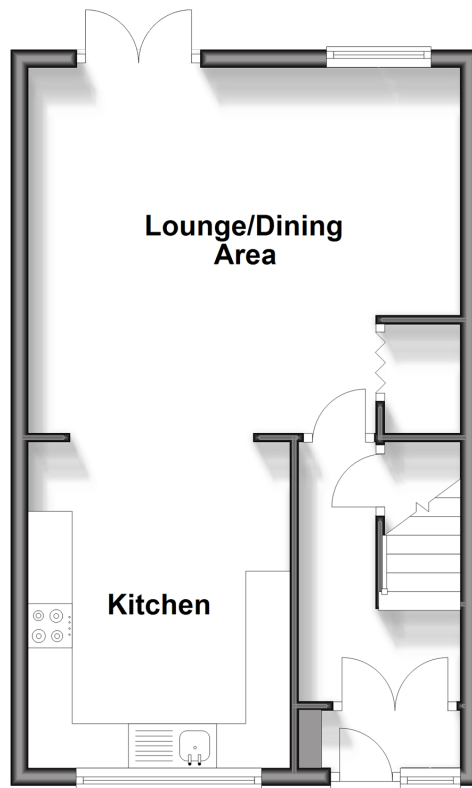
**OVER 60?**

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

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Helping you move forwards

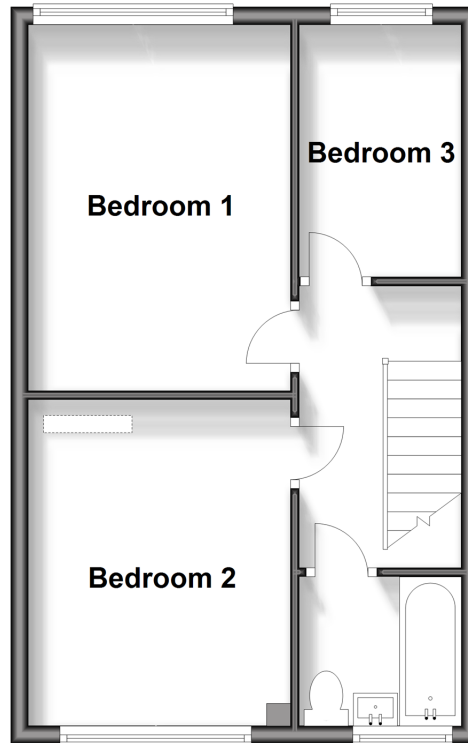
## Ground Floor

Approx. 38.8 sq. metres (418.0 sq. feet)



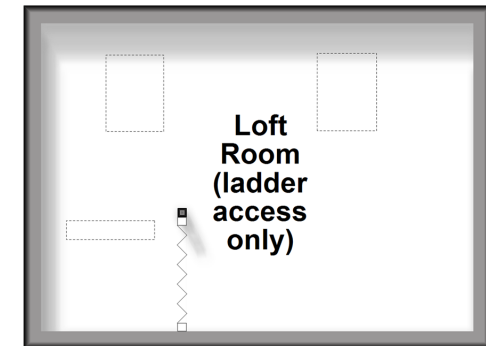
## First Floor

Approx. 38.7 sq. metres (416.8 sq. feet)



## Second Floor

Approx. 16.6 sq. metres (178.4 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Porch

Hallway

Kitchen: 12'0 x 9'8 (3.66m x 2.95m)

Lounge/Dining Area: 16'0 at widest point x 13'6 (4.88m x 4.12m)

### FIRST FLOOR

Landing

Bedroom 1: 13'5 x 9'8 (4.09m x 2.95m)

Bedroom 2: 12'0 x 9'9 (3.66m x 2.97m)

Bedroom 3: 9'4 x 6'0 (2.85m x 1.83m)

Bathroom

### SECOND FLOOR

Loft Room: 15'5 x 11'6 (4.70m x 3.51m)

### OUTSIDE

Front & Rear Gardens

Office/Outbuilding: 13'6 x 10'3 (4.12m x 3.13m)

Garage En-Bloc





## Main features

- Location, location - set in the heart of the historic village of East Malling
- Sociable kitchen & lounge/dining area great for entertaining
- Convenient large loft space ideal for walk-in wardrobe/storage - accessed via bedroom 2
- Relax in the private garden with decking alongside the stream
- Handy garage en-bloc nearby



### Nearest Schools

Primary Schools: St James the Great Primary and Nursery School 0.7 miles, Leybourne, St Peter and St Paul C of E Voluntary Aided Primary 1.2 miles, Brookfield Junior School 1.3 miles



### Transport Information

Train Stations: East Malling 0.2 miles, West Malling 1.6 miles, Aylesford 2.1 miles



### Address

High Street, East Malling, Kent, ME19



### Directions

For directions to this property please contact us.





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Call Larkfield Branch 01732 847877 ■ [wardsofkent.co.uk](http://wardsofkent.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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