



**Guide Price**  
**£450,000**

**Freehold**

4x  2x  1x 

**Elm Crescent, East  
Malling, Kent, ME19**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Very well presented throughout
- Handy ground floor cloakroom
- Enjoy the luxury of both an en-suite shower room & a bathroom
- Perfect location for commuters - short walk to rail station & great access to the M20
- Fantastic location to live with great leisure facilities close by

## Accommodation

### GROUND FLOOR

Entrance Hall

Cloakroom

Kitchen: 15'8 x 7'3 (4.78m x 2.21m) plus 6'0 x 5'3 (1.83m x 1.60m)

Lounge: 18'6 x 9'8 (5.64m x 2.95m)

Dining Area: 13'1 x 10'2 (3.99m x 3.10m)

### FIRST FLOOR

Landing

Bedroom 1: 13'1 x 10'2 (3.99m x 3.10m)

En-Suite Shower Room

Bedroom 2: 10'0 x 9'9 (3.05m x 2.97m)

Bedroom 3: 8'10 x 6'9 (2.69m x 2.06m)

Bedroom 4: 9'8 x 9'6 (2.95m x 2.90m)

Bathroom

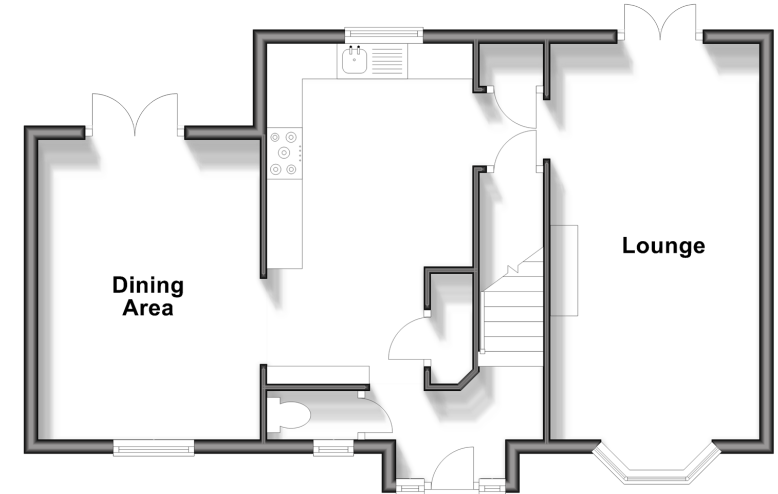
### OUTSIDE

Driveway & Garage

Front & Rear Gardens

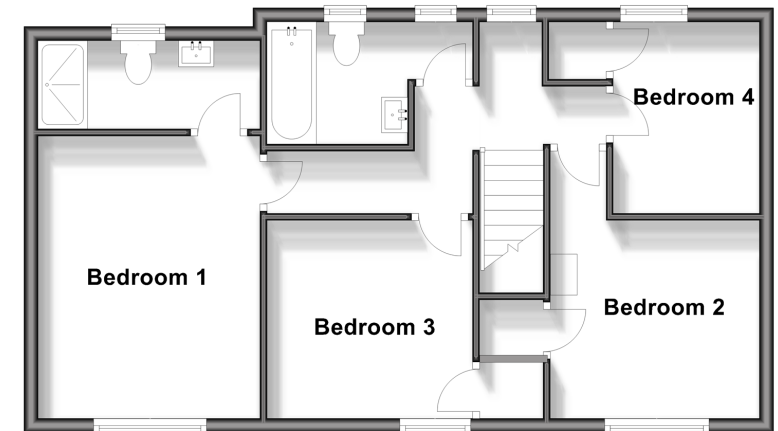
### Ground Floor

Approx. 53.9 sq. metres (580.1 sq. feet)



### First Floor

Approx. 57.0 sq. metres (613.6 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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