



Price
£375,000

Freehold

3x  1x  2x 

**Beech Road, East
Malling, Kent, ME19**

Wards
Helping you move forwards



Main features

- Be 'wowed' by the stunning & beautifully appointed kitchen/diner
- Dine in style enjoying the view of the super-sized rear garden
- Handy ground floor cloakroom
- The family room is so versatile - use as an extra bedroom or home office
- Walk to good schools, shops & a rail station making life easy

Accommodation

GROUND FLOOR

Entrance Hall
Cloakroom
Family Room: 15'6 (4.73m) x 12'8 (3.86m) narrowing to 9'5 (2.87m)
Lounge: 18'6 x 9'8 (5.64m x 2.95m)
Kitchen/Diner: 25'0 x 9'7 (7.63m x 2.92m)

FIRST FLOOR

Landing
Bedroom 1: 12'9 x 9'8 (3.89m x 2.95m)
Bedroom 2: 9'8 up to door well x 9'8 (2.95m x 2.95m)
Bedroom 3: 8'7 x 6'9 (2.62m x 2.06m)
Shower Room

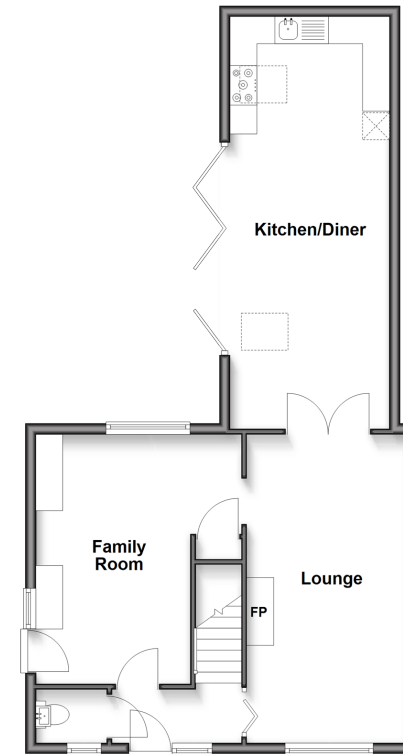
OUTBUILDING

Storage

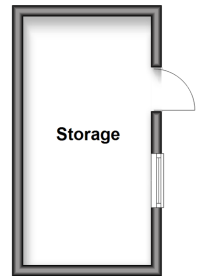
OUTSIDE

Front, Rear & Side Gardens

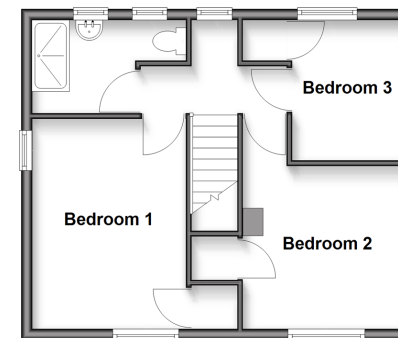
Ground Floor
Approx. 62.4 sq. metres (672.0 sq. feet)



Outbuilding
Approx. 11.0 sq. metres (118.3 sq. feet)



First Floor
Approx. 39.5 sq. metres (425.1 sq. feet)



Call Larkfield - 01732 847877 ■ 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



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