

OVER 60?

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

Guide Price
£650,000

Freehold

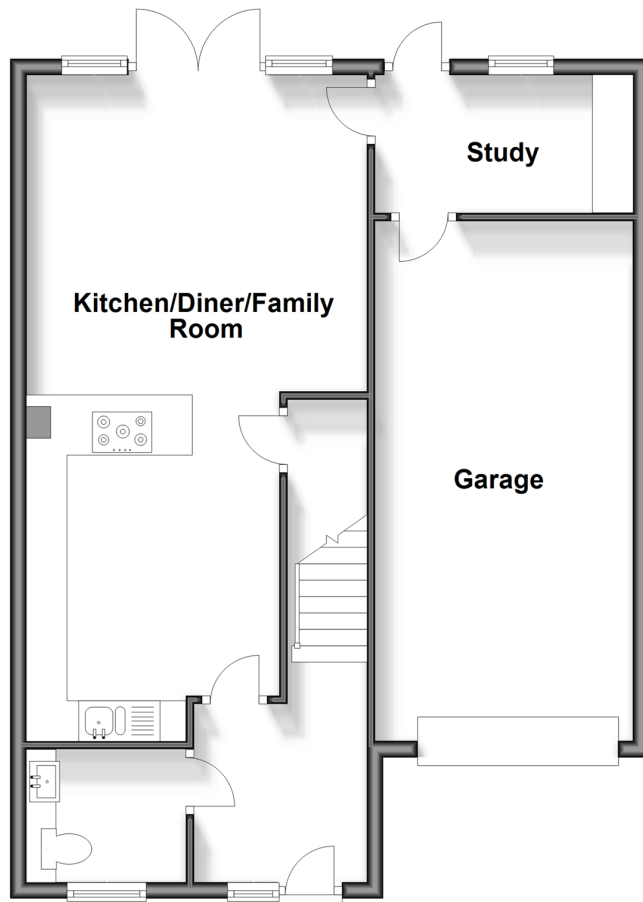
5x  2x  2x 

**Ellison Grove, Kings Hill,
West Malling, Kent,
ME19**

Wards
Helping you move forwards

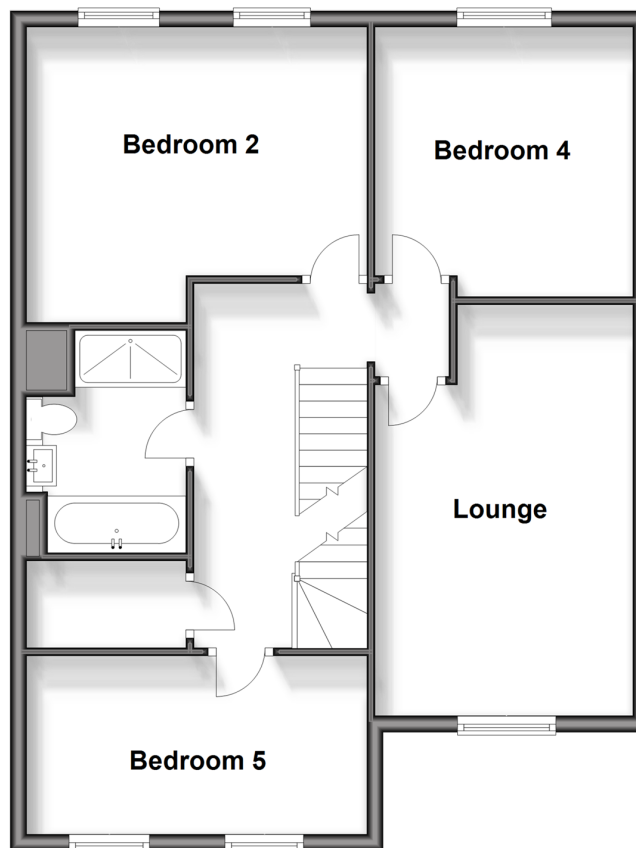
Ground Floor

Approx. 68.7 sq. metres (739.8 sq. feet)



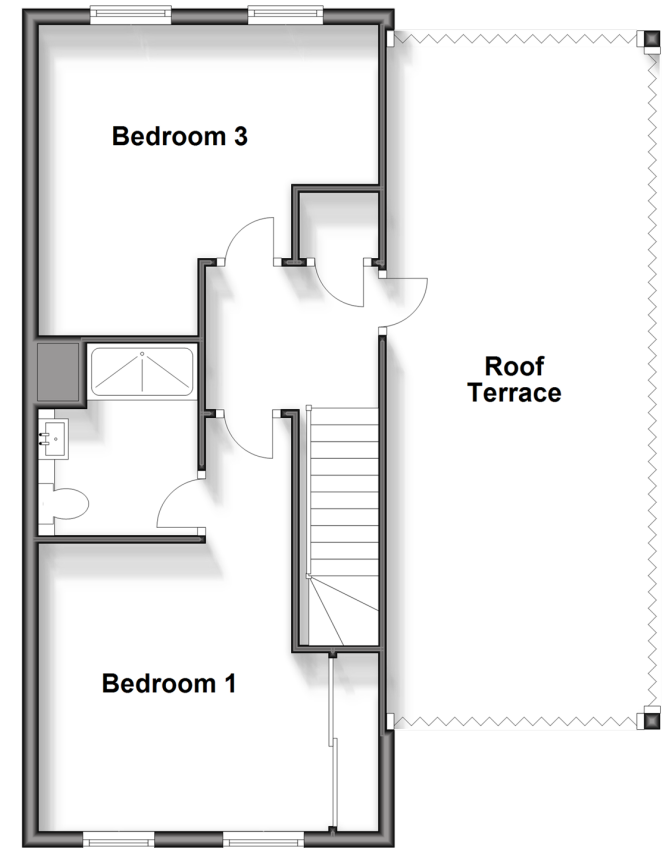
First Floor

Approx. 69.1 sq. metres (744.1 sq. feet)



Second Floor

Approx. 69.0 sq. metres (743.1 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall
Cloakroom
Kitchen/Diner/Family Room: 26'11 x 13'9
(8.21m x 4.19m)
Study: 10'6 x 5'6 (3.20m x 1.68m)

FIRST FLOOR

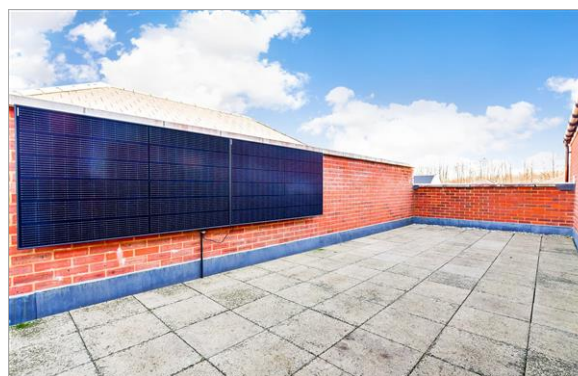
Landing
Lounge: 16'8 x 10'4 (5.08m x 3.15m)
Bedroom 2: 13'9 x 11'8 (4.19m x 3.56m)
Bedroom 4: 10'4 x 10'0 (3.15m x 3.05m)
Bedroom 5: 13'9 x 7'5 (4.19m x 2.26m)
Bathroom

SECOND FLOOR

Landing
Bedroom 1: 16'9 x 11'9 (5.11m x 3.58m)
En-Suite Shower Room
Bedroom 3: 13'9 x 10'10 (4.19m x 3.30m)
Roof Terrace

OUTSIDE

Front & Rear Gardens
Driveway
Integral Garage: 21'2 x 10'7 (6.46m x 3.23m)



Main features

- Stunning modern family town house still under NHBC guarantee
- Beautiful landscaped gardens & secluded roof terrace
- Carefully considered generous living accommodation
- Naturally lit study for those that work from home
- A most attractive & appealing setting overlooking a landscaped park



Nearest Schools

Primary Schools: Valley Invicta Primary 0.3 miles, Kings Hill School 0.4 miles, The Discovery School 0.7 miles
Secondary Schools: The Malling School 1.6 miles, Grange Park School 1.7 miles, Aylesford School - Sports College 3.0 miles



Transport Information

Train Stations: West Malling 1.0 miles, East Malling 1.6 miles, Watlington 1.8 miles



Address

Ellison Grove, Kings Hill, West Malling, Kent, ME19



Directions

For directions to this property please contact us.



Wards
Helping you move forwards

Call Kings Hill Branch 01732 222211 ■ 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.



12404522/20240123/SG/NR