



**OVER 60?**

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

**Guide Price**

**£600,000**

**Freehold**

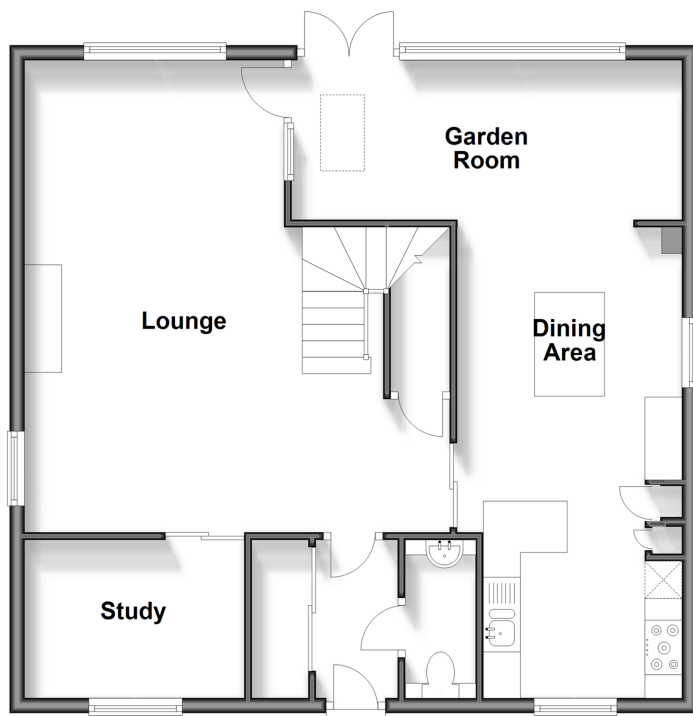
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**Shoemith Lane, Kings  
Hill, West Malling, Kent,  
ME19**

*Wards*  
Helping you move forwards

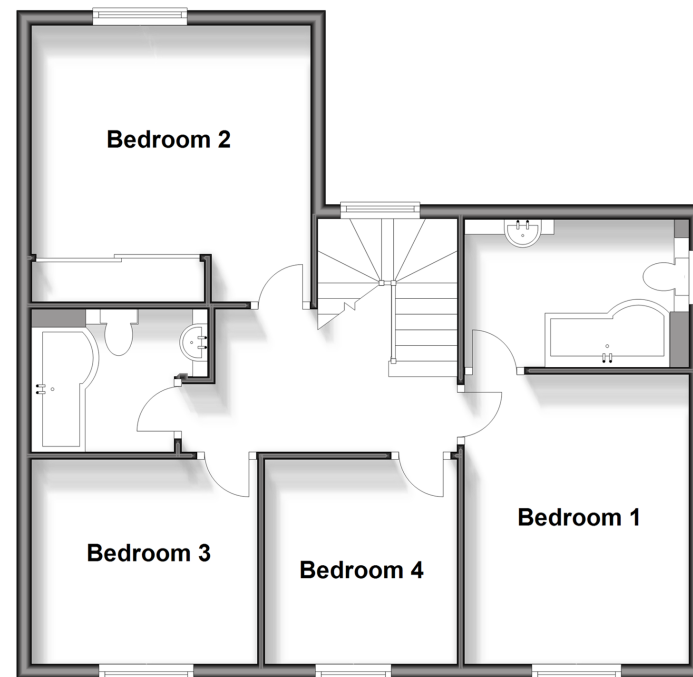
## Ground Floor

Approx. 75.8 sq. metres (815.8 sq. feet)



## First Floor

Approx. 63.9 sq. metres (687.7 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall  
Cloakroom  
Lounge: 20'4 x 18'4 Max (6.20m x 5.59m)  
Kitchen Area: 8'8 x 7'4 (2.64m x 2.24m)  
Dining Area: 13'6 x 9'7 (4.12m x 2.92m)  
Garden Room: 16'6 x 7'9 (5.03m x 2.36m)  
Study : 9'7 x 6'10 (2.92m x 2.08m)

### FIRST FLOOR

Landing  
Bedroom 1: 12'9 into wardrobes x 10'5 (3.89m x 3.18m)  
En-Suite Bathroom  
Bedroom 2: 11'10 x 11'9 into wardrobes (3.61m x 3.58m)  
Bedroom 3: 10'2 x 9'9 (3.10m x 2.97m)  
Bedroom 4: 9'0 x 8'3 (2.75m x 2.52m)  
Bathroom

### OUTSIDE

Front & Rear Gardens  
Allocated Parking Space  
Car Port & Storage Cupboard





## Main features

- Detached family house within a prestigious gated development
- Incredibly well maintained and immaculately clean
- Well stocked landscaped rear garden
- Walking distance to regarded primary school
- Covered car port



### Nearest Schools

Primary Schools: The Discovery School 0.4 miles, Valley Invicta Primary 0.4 miles, Kings Hill School 1.5 miles  
Secondary Schools: St Augustine Academy 4.0 miles, Oakwood Park Grammar School 4.0 miles, Grange Park School 4.5 miles



### Transport Information

Train Stations: Barming 3.2 miles, Aylesford 3.3 miles, East Farleigh 3.3 miles



### Address

Shoesmith Lane, 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](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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