



**Guide Price**  
**£500,000**

**Freehold**

3x  2x  1x 

**Pioneer Avenue, Kings  
Hill, West Malling, Kent,  
ME19**

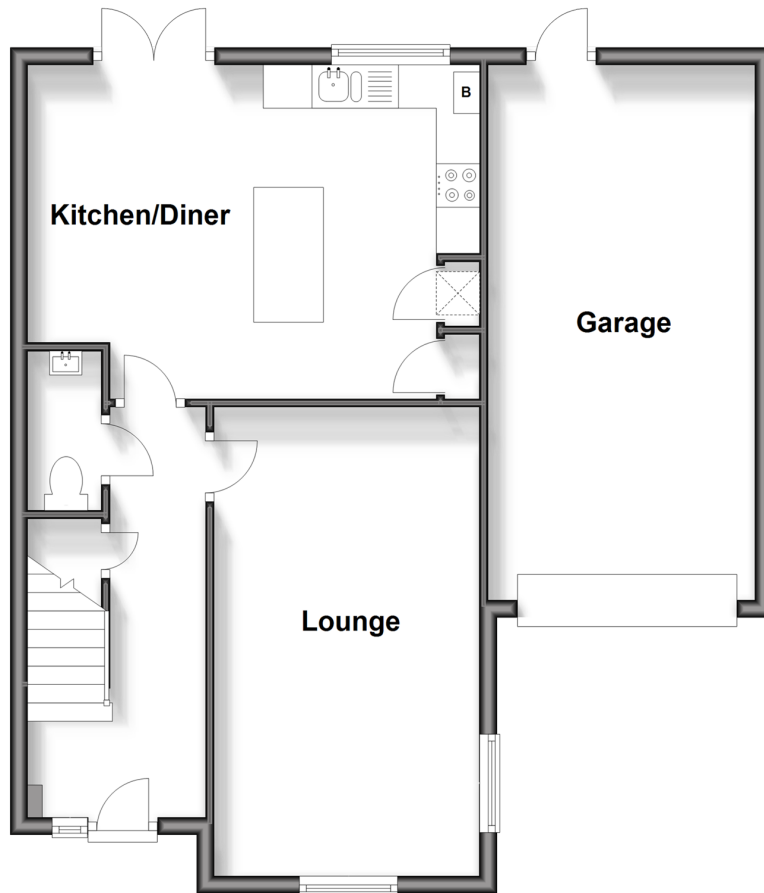
**OVER 60?**

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

*Wards*  
Helping you move forwards

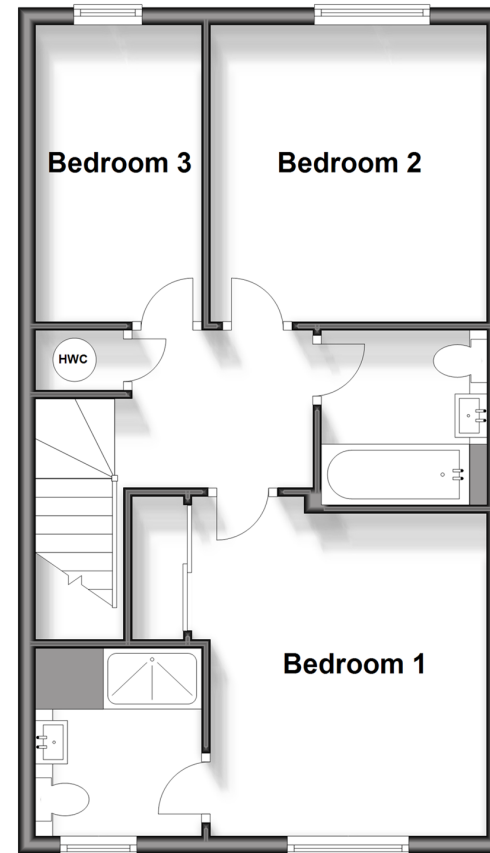
## Ground Floor

Approx. 67.0 sq. metres (720.7 sq. feet)



## First Floor

Approx. 48.8 sq. metres (525.2 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Cloakroom

Lounge: 17'10 x 10'2 (5.44m x 3.10m)

Kitchen/Diner: 17'2 x 12'7 (5.24m x 3.84m)

### FIRST FLOOR

Landing

Bedroom 1: 11'10 x 10'4 (3.61m x 3.15m)

En-Suite Shower Room

Bedroom 2: 11'6 x 10'1 (3.51m x 3.08m)

Bedroom 3: 11'6 x 6'6 (3.51m x 1.98m)

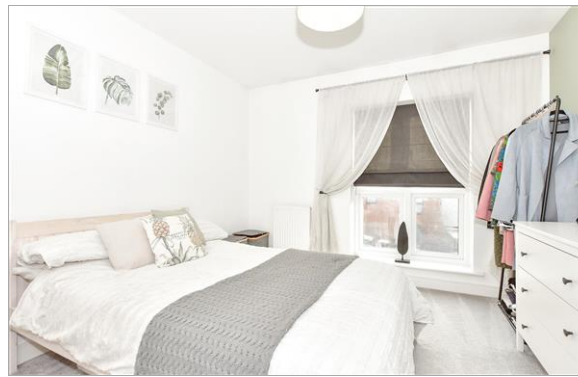
Bathroom

### OUTSIDE

Front & Rear Garden

Garage & Driveway





## Main features

- A most attractive modern semi-detached family house
- Remaining NHBC guarantee for tool peace of mind
- Generous well stocked gardens
- Beautiful move in ready accommodation
- Private driveway & attached car port with security door



### Nearest Schools

Primary Schools: Valley Invicta Primary 0.3 miles, Kings Hill School 0.5 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 2.9 miles



### Transport Information

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



### Address

Pioneer Avenue, 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.



12405032/20241028/NR/NR