



**Guide Price**

**£775,000**

**Freehold**

4x  2x  2x 

**Emerald Walk, Kings  
Hill, West Malling, Kent,  
ME19**

**OVER 60?**

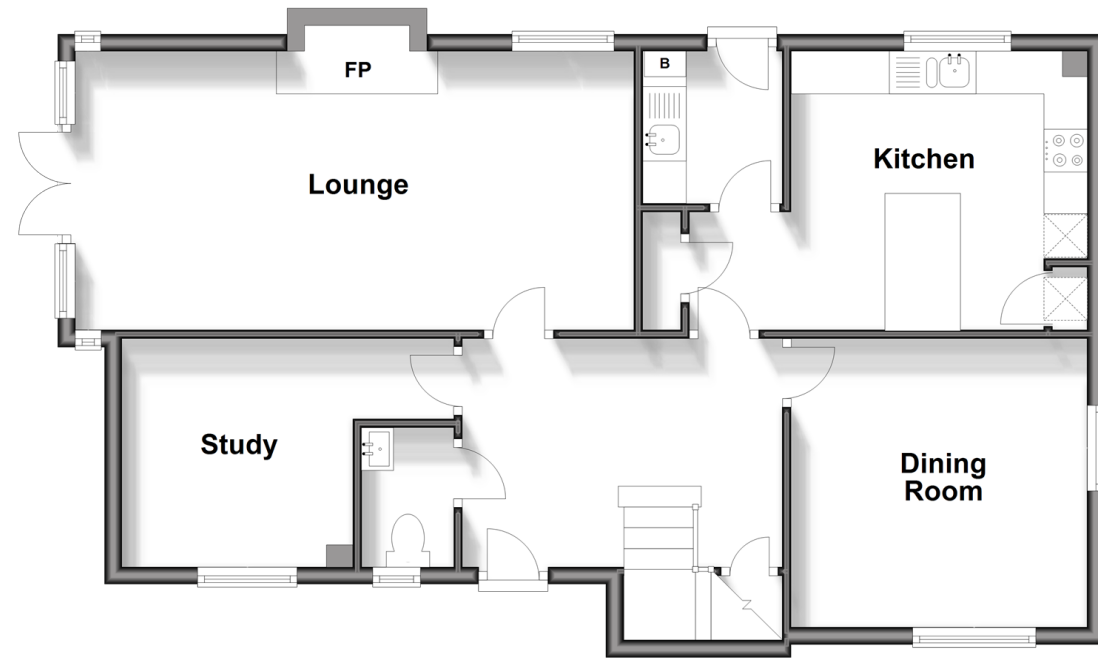
Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards



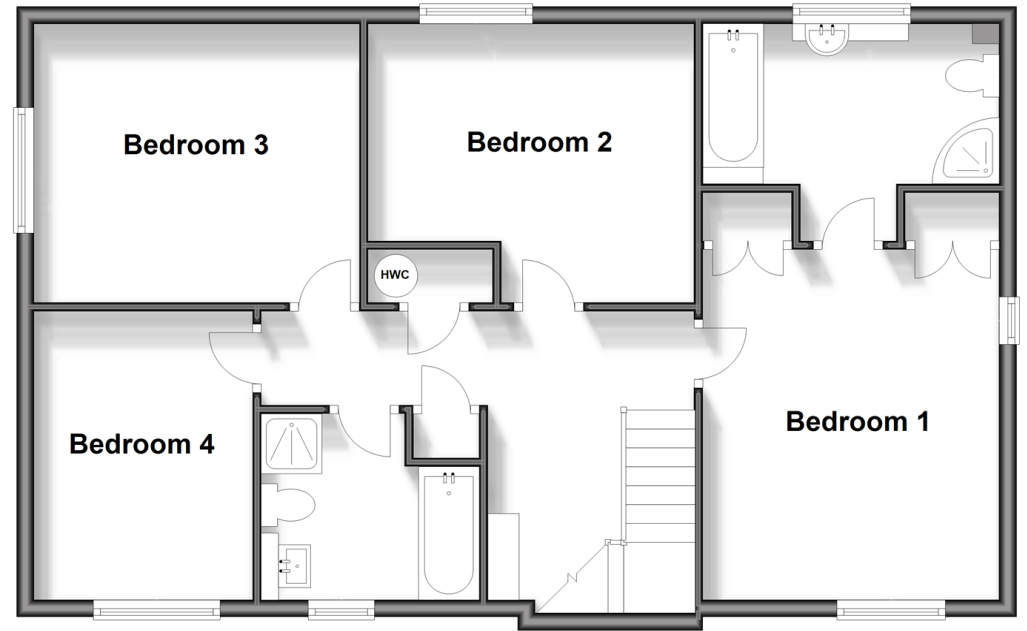
## Ground Floor

Approx. 73.0 sq. metres (785.8 sq. feet)



## First Floor

Approx. 75.3 sq. metres (810.1 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall  
Cloakroom  
Lounge: 21'1 x 11'1 (6.43m x 3.38m)  
Dining Room: 11'1 x 10'10 (3.38m x 3.30m)  
Study: 12'5 x 8'5 (3.79m x 2.57m)  
Utility Room: 5'9 x 5'3 (1.75m x 1.60m)

### FIRST FLOOR

Landing  
Bedroom 1: 13'6 x 11'4 (4.12m x 3.46m)  
En-Suite Bathroom  
Bedroom 2: 12'5 x 10'11 (3.79m x 3.33m)  
Bedroom 3: 11'3 x 10'11 (3.43m x 3.33m)  
Bedroom 4: 11'11 x 8'1 (3.63m x 2.47m)  
Bathroom

### OUTSIDE

Front, Side & Rear Gardens  
Double Garage  
Double Driveway



## Main features

- A superb & spacious, 'Hillreed' built modern detached house
- Light, bright & uplifting accommodation
- Multi-functional outdoors study
- Beautifully landscaped gardens wrap around the home
- Close to woodlands walks, schools, sports park & cricket pitch



### Nearest Schools

Primary Schools: The Discovery School 0.3 miles, Valley Invicta Primary 0.9 miles, Kings Hill School 1.3 miles  
Secondary Schools: St Augustine Academy 3.4 miles, Oakwood Park Grammar School 3.4 miles, Holmesdale Technology College 3.5 miles



### Transport Information

Train Stations: Aylesford 2.7 miles, East Farleigh 2.8 miles, New Hythe 3.1 miles



### Address

Emerald Walk, 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.



12404677/20250114/SW/NR