

**OVER 60?**

You could get up to  
**59% off** the price!\*



Video Tour available

**Price**

**£800,000**

**Freehold**

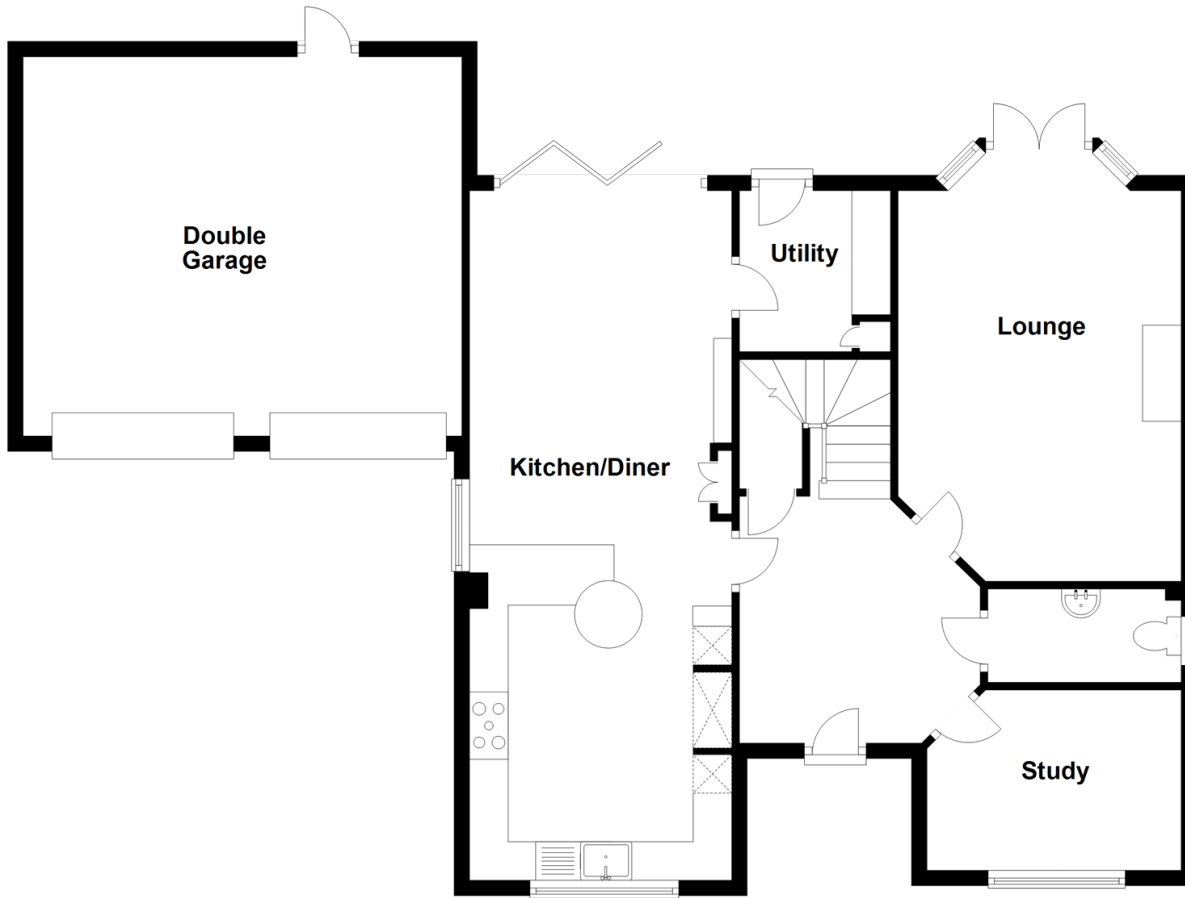
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Alfriston Grove, Kings Hill, West Malling,  
Kent, ME19

*Wards*  
Helping you move forwards

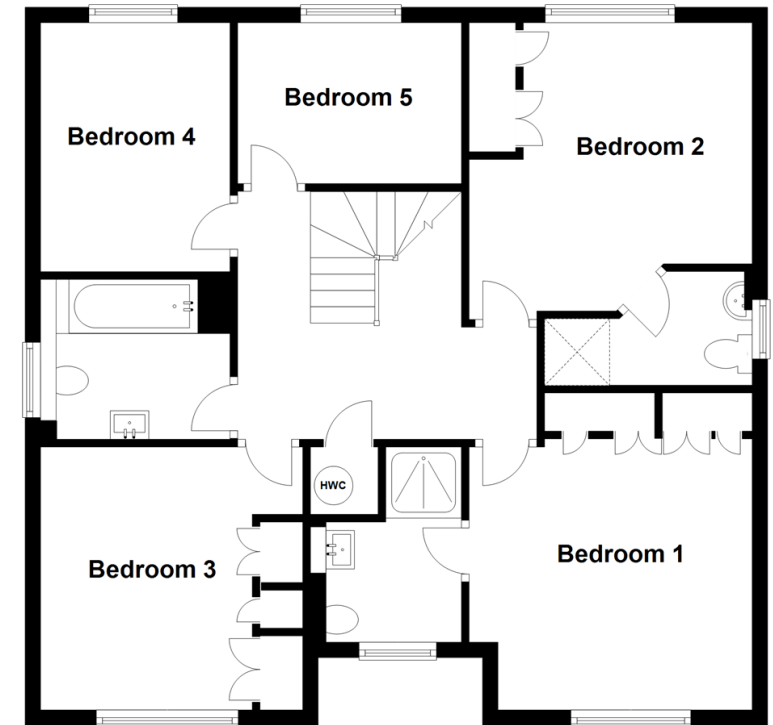
## Ground Floor

Approx. 107.0 sq. metres (1151.9 sq. feet)



## First Floor

Approx. 80.2 sq. metres (863.0 sq. feet)



## Accommodation

### GROUND FLOOR

**Entrance Hall:** 9'7 x 9'6 (2.92m x 2.90m)

**Cloakroom**

**Lounge:** 19'2 x 11'8 (5.85m x 3.56m)

**Kitchen/diner:** 28'9 x 10'9 (8.77m x 3.28m)

**Study:** 8'6 x 6'8 (2.59m x 2.03m)

**Utility Room:** 6'5 x 6'0 (1.96m x 1.83m)

### FIRST FLOOR

**Landing:** 12'3 x 10'2 (3.74m x 3.10m)

**Bedroom 1:** 12'2 x 11'2 up to fitted wardrobes (3.71m x 3.41m)

**En-Suite Shower Room**

**Bedroom 2:** 12'3 x 12'1 (3.74m x 3.69m)

**En-Suite Shower Room**

**Bedroom 3:** 10'8 x 10'7 (3.25m x 3.23m)

**Bedroom 4:** 10'3 x 7'9 (3.13m x 2.36m)

**Bedroom 5:** 9'2 x 6'8 (2.80m x 2.03m)

**Family Bathroom**

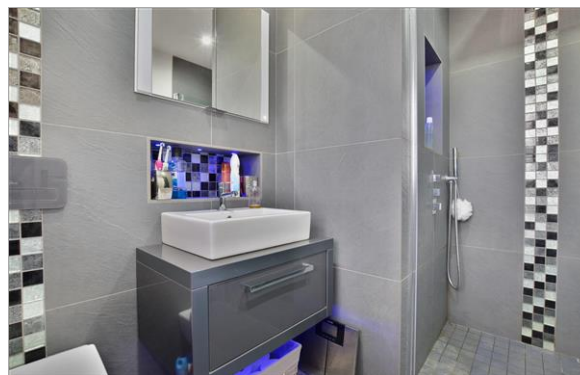
### OUTSIDE

**Front & Rear Gardens**

**Large Driveway**

**Double Garage:** 18'0 x 18'0 (5.49m x 5.49m)





## Main features

- A substantial and imposing detached family home
- 5 excellent bedrooms with three bathrooms
- Feature fitted kitchen with bi-fold doors
- Outstanding low maintenance gardens
- Double garage & large driveway



### Nearest Schools

Primary Schools: The Discovery School 0.3 miles, Kings Hill School 0.4 miles, Valley Invicta Primary 0.6 miles

Secondary Schools: The Malling School 1.7 miles, Grange Park School 2.3 miles, Aylesford School - Sports College



### Transport Information

Train Stations: Watlington 1.2 miles, West Malling 1.4 miles, East Malling 1.6 miles



### Address

Alfriston 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](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
- Our Homewise partnership offer a 'Home for Life' plan to buyers over 60, granting a lifetime lease for your protection and reducing the purchase price by up to 59%



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