



**Guide Price**  
**£760,000**

**Freehold**

4x  1x  3x 

**The Grange, East  
Malling, Kent, ME19**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Enjoy the quiet cul-de-sac location of this individual home
- Lovely corner plot of 0.7394 acres
- Work from home with ease - use the play room as an office/study
- Large kitchen/diner - perfect for entertaining
- Great for commuters - only a short walk to East Malling Station

## Accommodation

### GROUND FLOOR

- Entrance Hall
- Lobby
- Cloakroom
- Play Room: 12'9 x 6'11 (3.89m x 2.11m)
- Lounge: 14'10 x 12'1 (4.52m x 3.69m)
- Kitchen/Diner: 26'3 x 11'7 (8.01m x 3.53m)
- Dining Room: 12'9 x 5'1 (3.89m x 1.55m)
- Conservatory: 13'4 x 11'8 (4.07m x 3.56m)

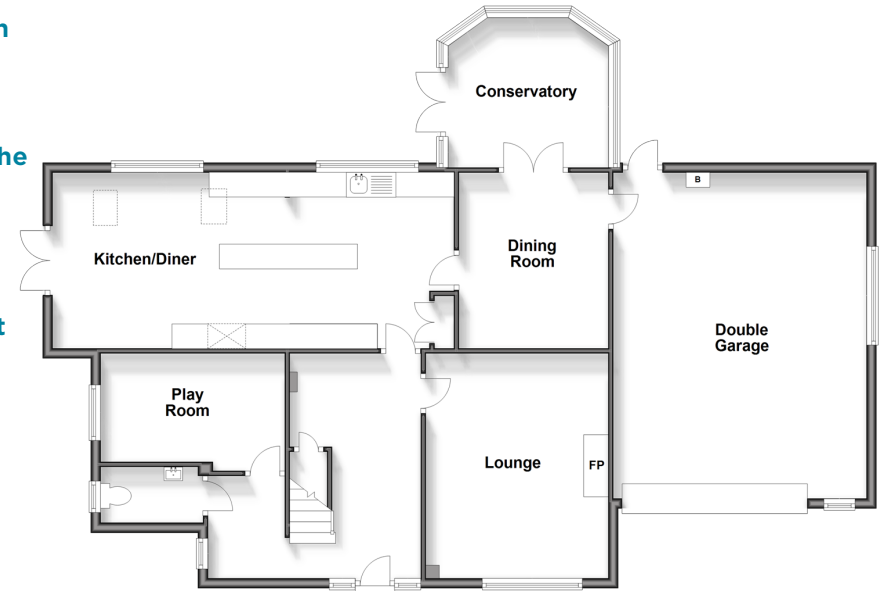
### FIRST FLOOR

- Landing
- Bedroom 1: 13'10 x 10'11 (4.22m x 3.33m)
- Bedroom 4: 9'9 x 9'3 (2.97m x 2.82m)
- Wet Room
- Bedroom 3: 10'11 x 7'5 (3.33m x 2.26m)
- Bedroom 2: 12'6 x 10'11 (3.81m x 3.33m)
- Eaves

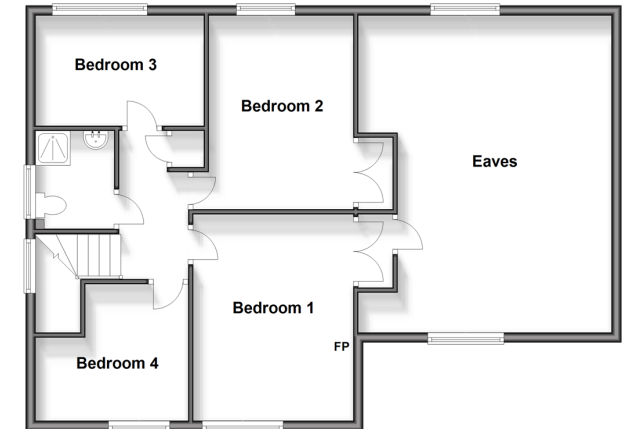
### OUTSIDE

- Driveway
- Double Garage: 21'8 x 16'7 (6.61m x 5.06m)
- Front and Rear Gardens

**Ground Floor**  
Approx. 128.8 sq. metres (1386.6 sq. feet)



**First Floor**  
Approx. 54.9 sq. metres (590.9 sq. feet)



**Call Larkfield - 01732 847877 ■ [wardsof Kent.co.uk](http://wardsof Kent.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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