



**Price**  
**£220,000**

**Leasehold**

2x  1x  1x 

**Elm Crescent, East  
Malling, Kent, ME19**

*Wards*  
Helping you move forwards



## Main features

- Spacious home set back from the road overlooking a green
- Both bedrooms are doubles
- The hidden gem of this property is it's own rear garden for you to enjoy
- Smart bathroom with a shower over the bath giving you a choice
- Economic to run with a low service charge & ground rent

## Accommodation

### FIRST FLOOR

Hallway

Lounge: 14'9 x 10'8 (4.50m x 3.25m)

Kitchen: 14'10 x 7'6 (4.52m x 2.29m)

Bedroom 1: 12'3 x 10'8 (3.74m x 3.25m)

Bedroom 2: 12'4 x 10'7 (3.76m x 3.23m)

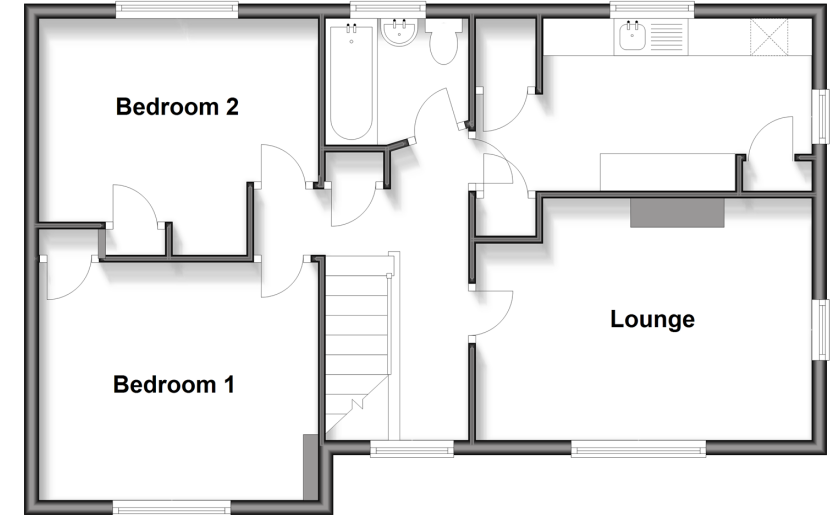
Bathroom

### OUTSIDE

Rear Garden

### First Floor

Approx. 62.2 sq. metres (669.5 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



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