



Guide Price
£675,000

Freehold

4x  2x  2x 

**Merlyn Drive, Kings Hill,
West Malling, Kent,
ME19**

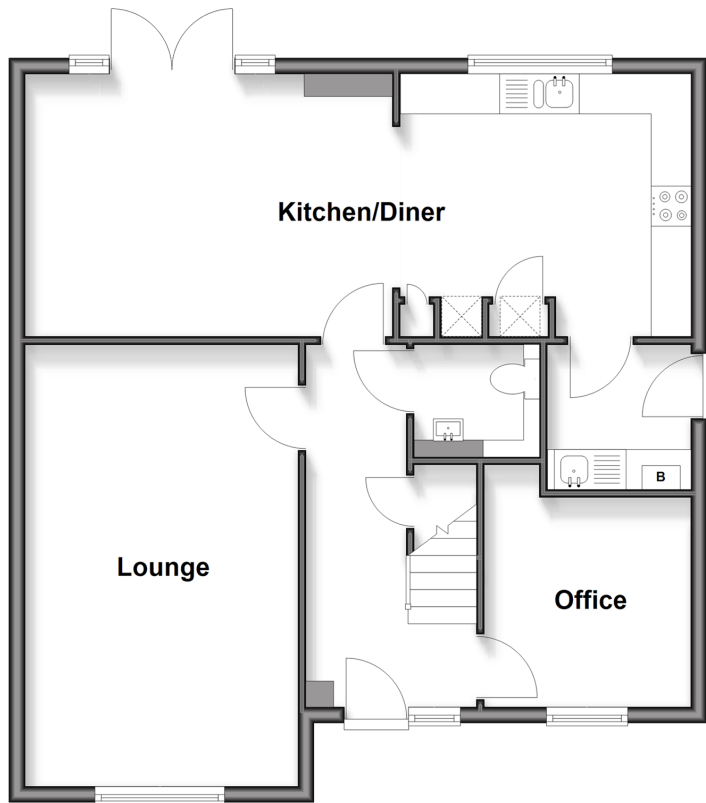
OVER 60?

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

Wards
Helping you move forwards

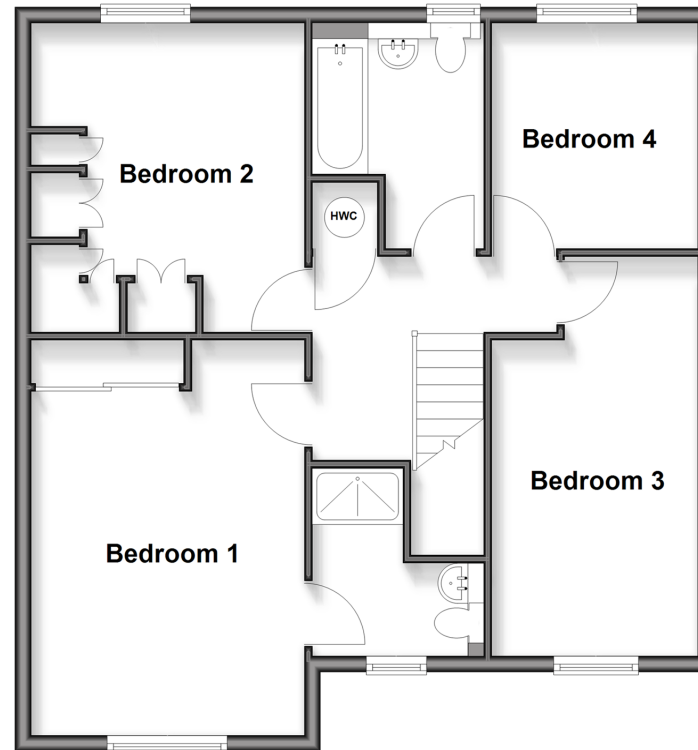
Ground Floor

Approx. 69.6 sq. metres (748.6 sq. feet)



First Floor

Approx. 69.6 sq. metres (748.6 sq. feet)



Outbuilding

Approx. 20.8 sq. metres (224.2 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 17'8 x 11'10 (5.39m x 3.61m)

Kitchen/Diner: 27'2 x 10'8 (8.29m x 3.25m)

Utility Room: 6'4 x 5'6 (1.93m x 1.68m)

Office: 9'3 x 8'3 (2.82m x 2.52m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 1: 17'0 x 11'6 (5.19m x 3.51m)

Bedroom 2: 12'8 x 11'1 (3.86m x 3.38m)

Bedroom 3: 16'5 x 8'4 (5.01m x 2.54m)

Bedroom 4: 9'3 x 9'2 (2.82m x 2.80m)

Bathroom

OUTSIDE

Front & Rear Gardens

Garage To Rear



Main features

- Stunning four bedroom detached house
- Modern open plan kitchen/diner with utility room
- Close to local schools and amenities
- Benefits from remaining NHBC warranty
- Detached garage & driveway providing ample parking



Nearest Schools

Primary Schools: Kings Hill School 0.1 miles, Valley Invicta Primary 0.1 miles, The Discovery School 0.9 miles
Secondary Schools: The Malling School 2.0 miles, Grange Park School 2.2 miles, Aylesford School - Sports College 3.4 miles

Transport Information

Train Stations: West Malling 1.5 miles, Watlington 1.7 miles, East Malling 2.0 miles

Address

Merlyn Drive, 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 22211 ■ wardsofkent.co.uk



■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

EPC RATING	CURRENT:	POTENTIAL:

12405306/20260212/SW/HG