



**Guide Price**  
**£430,000**

**Freehold**

3x  1x  1x 

**Ruton Square, Kings Hill,  
West Malling, Kent,  
ME19**

*Wards*  
Helping you move forwards



## Main features

- Modern terraced house
- Modern decor & high specification finishes
- Fabulous open plan kitchen/living Area
- Close to the onsite park & the lovely orchard
- Remaining NHBC warranty

## Accommodation

### GROUND FLOOR

- Entrance Hall
- Cloakroom
- Living/Dining Area: 16'10 x 16'3 (5.13m x 4.96m)
- Kitchen: 8'6 x 4'3 (2.59m x 1.30m)

### FIRST FLOOR

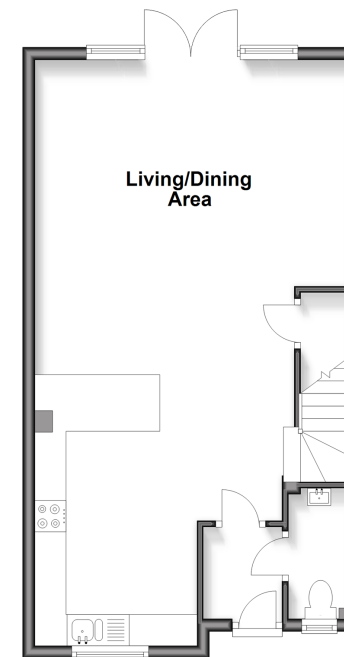
- Landing
- Bedroom 1: 10'11 x 9'9 (3.33m x 2.97m)
- En-Suite Shower Room
- Bedroom 2: 12'5 x 8'5 (3.79m x 2.57m)
- Bedroom 3: 8'8 x 7'6 (2.64m x 2.29m)
- Bathroom

### OUTSIDE

- Front & Rear Gardens
- Driveway To Front

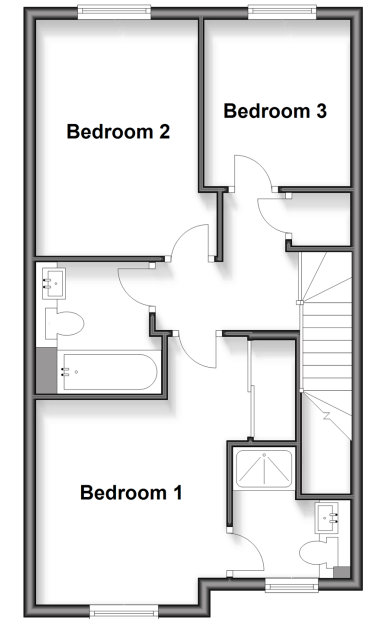
### Ground Floor

Approx. 46.4 sq. metres (499.5 sq. feet)



### First Floor

Approx. 46.6 sq. metres (501.4 sq. feet)



Call Kings Hill - 01732 222211 ■ [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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