



Guide Price
£525,000

Freehold

4x  2x  1x 

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

OVER 60?

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

Wards
Helping you move forwards

Approx. 63.8 sq. metres (687.2 sq. feet)

**Car
Port**

Kitchen/Diner

Bedroom 3

Bedroom 4

Bedroom 1

Bedroom 2

Accommodation

GROUND FLOOR

Entrance Hall
Cloakroom
Lounge: 23'0 x 11'3 (7.02m x 3.43m)
Kitchen/Diner: 23'0 x 11'3 (7.02m x 3.43m)
Utility Room

FIRST FLOOR

Landing
Bedroom 1: 14'6 x 11'6 (4.42m x 3.51m)
En-Suite Shower Room
Bedroom 2: 11'2 x 10'4 (3.41m x 3.15m)
Bedroom 3: 11'4 x 10'4 (3.46m x 3.15m)
Bedroom 4: 11'2 x 9'4 (3.41m x 2.85m)
Bathroom

OUTSIDE

Front & Rear Gardens
Car Port & Driveway



Main features

- Detached house built by Countryside to the 'Windsor' design in 2018
- Lovely on site park
- Fully fitted kitchen with integrated appliances
- An ideal spacious layout ideal for modern family living
- Chain free and a quick sale is desired



Nearest Schools

Primary Schools: Valley Invicta Primary 0.3 miles, Kings Hill School 0.5 miles, The Discovery School 0.7 miles
Secondary Schools: The Malling School 1.6 miles, Grange Park School 1.7 miles, Aylesford School - Sports College 3.0 miles



Transport Information

Train Stations: West Malling 1.0 miles, East Malling 1.6 miles, Watlington 1.8 miles



Address

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



Directions

For directions to this property please contact us.



Call Kings Hill Branch 01732 222211 ■ 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:
B(84)	A(93)

12405363/20260326/ST/BC