



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

Beacon Avenue, Kings Hill

Guide PRICE £560,000 – £575,000

Beacon Avenue

Kings Hill, West Malling, Kent, ME19 4LH

Key Features

- Four Bedroom Family Home
- Open Plan Kitchen/Dining Room
- Living Room with Balcony
- Master Bedroom with En-Suite

Description

This splendid and deceptively spacious Georgian style townhouse, located in the popular Kings Hill development benefits from premium finishes and light and airy interiors. It is within walking distance of the Discovery School, Kings Hill Sports Park, Linear Park and woodland walks.

Internally the accommodation arranged over three floors comprising an entrance hall, study/bedroom 5, open plan kitchen/dining room and shower room to the ground floor. Upstairs, the first floor features a principal bedroom with built-in wardrobes, en-suite shower room, and living room with two Juliet balconies overlooking the Crescent. The second floor hosts three additional bedrooms and a main bathroom.

Externally, the property enjoys a cottage style garden with a gate leading to a secure, gated area housing the property's large single garage with eaves storage and allocated parking.

Agents notes:

Kings Hill Management charge - £432pa (2024/2025)

Local Estate Charge - £435pa (approx)

New Boiler installed Nov 2020

Council Tax Band - G



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Location

Kings Hill is a modern, concept village situated in the heart of Kent. Kings Hill offers excellent commuting facilities with easy access to the M20, a regular bus service to the nearby towns of Tonbridge, Maidstone and West Malling, as well as a direct bus service to West Malling station, with links to London Victoria and Ashford International.

Kings Hill has a pre-school nursery, three highly coveted primary schools and a youth club. The range of sports and leisure facilities are excellent including a PGA championship golf course, nature park and Liberty Square which provides a wide range of amenities including ASDA and Waitrose.

■ Council Tax Band G

■ EPC Rating B

■ Tonbridge and Malling Council

■ For Broadband Speed Refer to <https://checker.ofcom.org.uk/>

For all Viewings and Enquiries contact:



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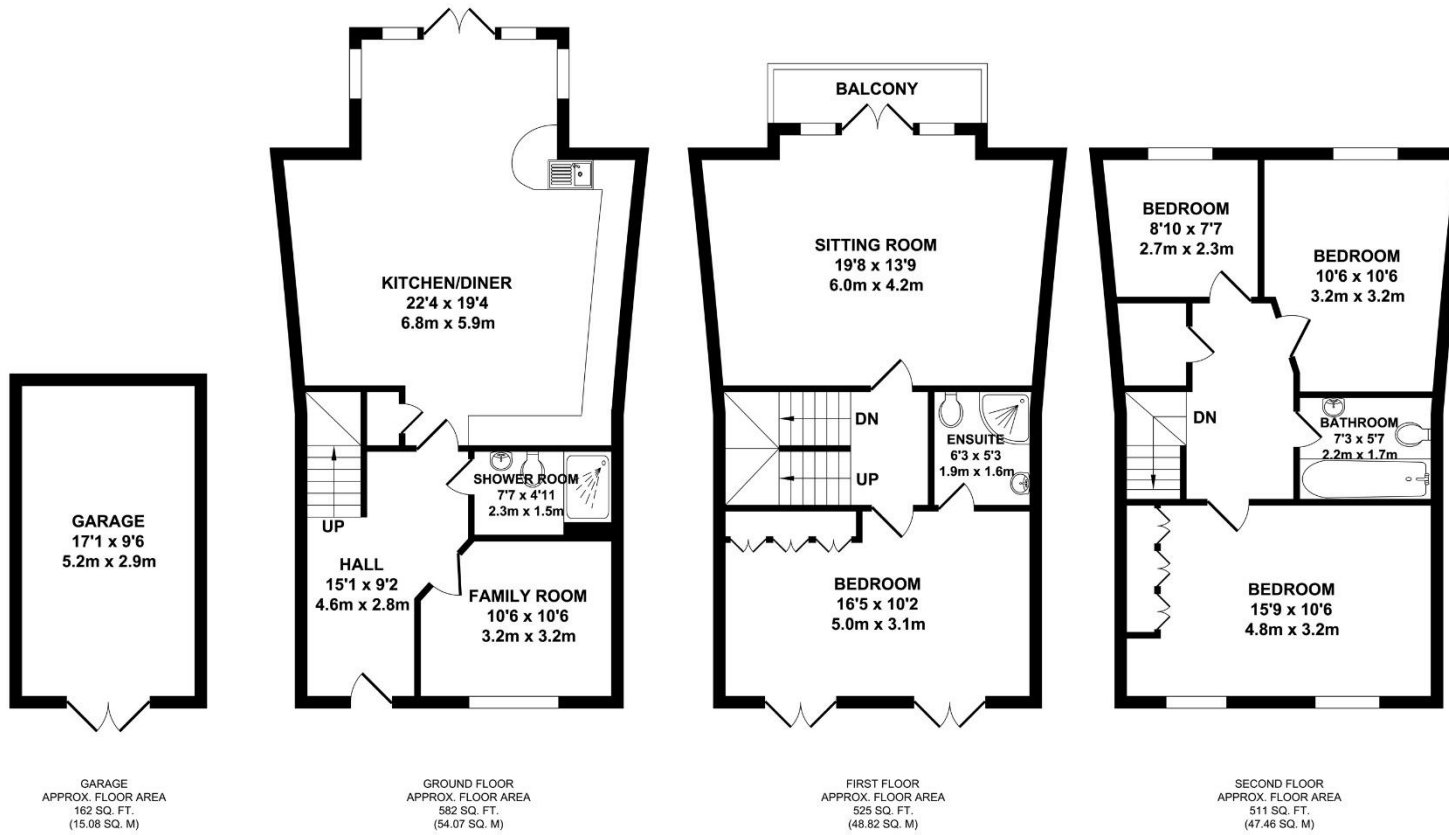
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Floorplan and Dimensions



TOTAL APPROX. FLOOR AREA 1781 SQ.FT. (165.43 SQ.M.)
 whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

NOTE: Rental, prices or any other charges are inclusive of VAT unless otherwise stated.
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