



**TOTAL APPROX. FLOOR AREA 2699 SQ.FT. (250.72 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 mis-statement. 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.  
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**Quindell Place**  
Kings Hill ME19 4GQ  
Offers Over £850,000

Tenure: Freehold

Council tax band: G



**\*\* RARELY AVAILABLE \*\***

Nestled in a sought after CUL DE SAC on the edge of Kings Hill and along side a bridal path and woodlands is this attractive family home. Close enough to reputable primary schools, local amenities, woodland walks and Kings Hill's golf club but in a quieter position than most.

The accommodation is arranged over 3 floors with the ground floor comprising entrance hall, kitchen leading to the utility room, cloakroom W/C, study, dining room and living room.

The first floor benefits from the impressive master bedroom that has the luxury of a dressing area and larger than average EN SUITE bathroom with separate shower, two further bedrooms with one of which having fitted wardrobes and a family bathroom. The second floor accommodates two further double bedrooms and a shower room.

Externally there is a double garage, larger than average rear garden and parking for up to five vehicles.

Call now to arrange your viewing!

- 5 Bedrooms
- Detached Family home
- Double Garage & Additional Parking For Up To 5 Vehicles
- Accommodation Is Arranged Over 3 Floors
- Utility Room
- 3 Reception Rooms
- Sits Along Side Bridal Path
- Large En Suite To Master
- Approximately 2,699sqft
- Cul De Sac Position



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 77 (81-91) <b>A</b>	82 (81-91) <b>A</b>	Very environmentally friendly - lower CO <sub>2</sub> emissions 77 (81-91) <b>A</b>	82 (81-91) <b>A</b>
(81-91) <b>B</b>		(81-91) <b>B</b>	
(81-91) <b>C</b>		(81-91) <b>C</b>	
(81-91) <b>D</b>		(81-91) <b>D</b>	
(81-91) <b>E</b>		(81-91) <b>E</b>	
(81-91) <b>F</b>		(81-91) <b>F</b>	
(81-91) <b>G</b>		(81-91) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

#### ADDITIONAL INFORMATION

Kings Hill Management Charge - £420pa  
Review Period - TBC  
Built in 2006  
Council tax band - G

#### LOCAL INFORMATION FOR KINGS HILL

Kings Hill is a modern, concept village situated in the heart of Kent that entwines quality of life, convenience and charm to create one of the most desirable places to live and bring up a family in England. Nestled amongst attractive, landscaped gardens and protected woodland areas the Management team at Kings Hill provides landscaping and maintenance for the local residents, which means that the area is safe, clean and consistently maintained to a high standard. This American-style of "concept living" has proven very popular and it engenders a strong sense of community among the local residents. 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, where trains run to London Victoria and Ashford International. The station is less than 1 mile away. Kings Hill has its own toddlers group, a pre-school nursery, three highly coveted primary schools and a youth club. The range of sports and leisure facilities are excellent. It includes shops, cafes, restaurants, 18-hole PGA championship golf course, David Lloyd health club, sports park, community centre, nature park and much more. Two miles away is the beautiful town of West Malling and all within ten miles are Royal Tunbridge Wells, Maidstone, Tonbridge and Paddock Wood. Staying closer to home Kings Hill offers Liberty Square - the hub of the village, where there is Asda and Waitrose supermarkets, eateries and further amenities (such as hairdressers, pharmacy, doctors, dentist and much more) can be found.

#### DISCLAIMER

All dimensions are approximate and any floor plans are for guidance purposes only. Reference to appliances and/or services does not imply that they are necessarily in working order. Whilst we endeavor to make our sales particulars as accurate as possible, all interested parties must verify their accuracy themselves.

