



GARAGE  
APPROX. FLOOR AREA  
356 SQ. FT.  
(33.04 SQ. M)

GROUND FLOOR  
APPROX. FLOOR AREA  
882 SQ. FT.  
(81.94 SQ. M)

FIRST FLOOR  
APPROX. FLOOR AREA  
873 SQ. FT.  
(81.13 SQ. M)

TOTAL APPROX. FLOOR AREA 2111 SQ.FT. (196.11 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.  
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**Pixie Walk**  
Kings Hill ME19 4NW  
Guide Price £750,000

Tenure: Freehold

Council tax band: G



**NO ONWARD CHAIN** - A beautifully presented 4 bedroom detached home fronting the attractive Pixie Walk gardens. Double garage and parking to the rear. Conveniently located for Discovery School, Kings Hill Sports-Park and woodland walks.

Internally the accommodation comprises entrance hall, cloakroom WC, utility room, living room, study and a large open-plan kitchen/dining/family room with doors leading to rear garden. To the first floor there are 4 bedrooms (two of which benefit from ensuite shower rooms) and a family bathroom.

Externally to the rear there is a landscaped garden, personal door to the double garage and driveway.

We recommend viewing at your earliest convenience to appreciate the location and wonderful features this home has to offer.

- Detached House
- NO ONWARD CHAIN
- Double Garage & Driveway
- Fantastic Kitchen/Dining/Family Room
- Living Room & Study
- Walking Distance to Discovery School, Parks & Woodlands
- 4 Bedrooms
- 2 Ensuited, Bathroom & Cloakroom
- Landscaped Rear Garden
- Pretty Walkway Location



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
85	92		

Energy Efficiency Rating: A (85-91), B (81-85), C (77-81), D (73-77), E (69-73), F (65-69), G (61-65).  
 Environmental Impact (CO<sub>2</sub>) Rating: A (92 plus), B (89-91), C (85-89), D (81-85), E (77-81), F (73-77), G (69-73).



### 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, Charing Cross 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.



### ADDITIONAL INFORMATION

Freehold  
 Kings Hill Management Charge - £420pa  
 Local Estate Charge (Gateway) - £318pa  
 Council tax band G  
 EPC Rating B  
 Please note the photos used are library images and the property will be furnished differently.