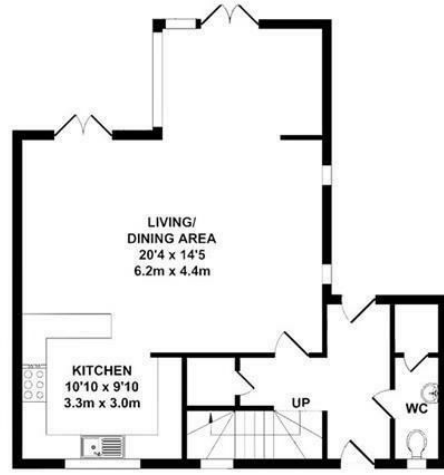
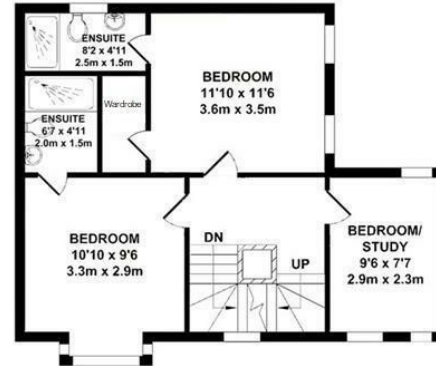


SECOND FLOOR
APPROX. FLOOR AREA
440 SQ.FT.
(40.92 SQ.M.)



GROUND FLOOR
APPROX. FLOOR AREA
770 SQ.FT.
(71.58 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
531 SQ.FT.
(49.36 SQ.M.)

TOTAL APPROX. FLOOR AREA 1742 SQ.FT. (161.86 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.
Zome Media ©2023



01732 522 822
info@khp.me



Laxton Walk
Kings Hill ME19 4JG
Guide Price £475,000

Tenure: Freehold

Council tax band: F



£475,000 - £500,000 GUIDE PRICE

UNEXPECTEDLY RE-AVAILABLE - A unique four bedroom attached house positioned on a pretty walkway in the heart of Kings Hill. Situated short walking distance of Liberty Square shops and amenities, the golf course and Kings Hill Primary School.

The accommodation is arranged over three floors and offers great flexibility. It comprises entrance hall, open plan living/dining room and kitchen, cloakroom and understairs utility cupboard.

To the first floor there is a main bedroom with walk in wardrobe and ensuite, a second double bedroom, also boasting an ensuite and study (can easily be a 5th bedroom if required). To the second floor there are two further double bedrooms and a main bathroom.

Externally there is an enclosed rear courtyard garden, single garage (with personal door from garden to garage) & allocated parking space.

- Attached House
- Quiet Walkway Location
- Short Distance to Local Amenities
- Flexible Accommodation Set Over 3 Floors
- 4 Double Bedrooms
- Bathroom, 2 x Ensuities and Cloakroom
- Open Plan Kitchen/Living Space
- Large Study
- Garage & Parking
- Walled Rear Garden With Direct Access to Garage



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
	77	85			
England & Wales		England & Wales			
EU Directive 2002/91/EC		EU Directive 2002/91/EC			

LOCAL INFORMATION FOR KINGS HILL

Kings Hill is a modern, "American-style 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. 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, 3 highly coveted primary schools and various clubs. The range of sports and leisure facilities are excellent. It includes shops, eateries, 18-hole PGA championship golf course, David Lloyd health club, sports park, community centre, numerous play parks 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, Aldi 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 (LEMC) - £678.83 for 2023
Council Tax Band F
EPC Rating -
Boiler regularly serviced (New in 2019)

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.

