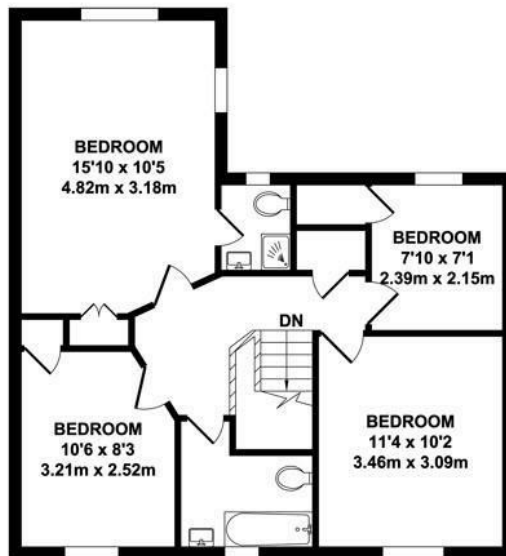
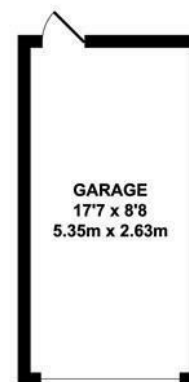


GROUND FLOOR
APPROX. FLOOR AREA
599 SQ.FT.
(55.61 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
599 SQ.FT.
(55.61 SQ.M.)



GARAGE
APPROX. FLOOR AREA
151 SQ.FT.
(14.07 SQ.M.)

TOTAL APPROX. FLOOR AREA 1349 SQ.FT. (125.29 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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Sadow Place
Kings Hill ME19 4NZ
Offers Over £550,000

Tenure: Freehold

Council tax band: G



GUIDE PRICE £550,000-£575,000 - An attractive detached home situated in a lovely position stones throw from woodlands/countryside walks. It is also easy walking distance to Discovery School, the cricket ground and sports park. Sold with the benefit NO ONWARD CHAIN.

Internally the accommodation comprises entrance hall, cloakroom WC, study, sitting room, utility room and a stunning, recently fitted kitchen/diner.

To the first floor is a main bedroom with ensuite shower room and built in wardrobes and furniture, three further bedrooms (2 doubles and a single) and a family bathroom.

Externally there is a good size rear garden with large cabin. Parking is available to the side of the property with both a garage & driveway.

- Detached House (NO ONWARD CHAIN)
- Peaceful Location Very Close to Woodlands/Orchards
- Single Garage & Driveway
- Larger Than Average Garden
- Large Garden Cabin
- 4 Bedrooms
- Bathroom, Ensuite & Cloakroom
- Living Room
- Stunning New Kitchen/Diner
- Study



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
(92-100) 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	

England & Wales EU Directive 2002/91/EC



ADDITIONAL INFORMATION

Freehold
 Kings Hill Management Charge - £420pa
 Local Estate Charge (Crabtree) - Approx. £78 twice a year
 Built by Hillreed
 Council Tax Band G
 EPC Rating C
 Air conditioning installed to bedroom 1.
 Trooli superfast internet installed to property.
 Various house and garden furniture is available to remain by separate negotiation.

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.

