

**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



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**Beacon Avenue**  
Kings Hill ME19 4LU  
Open To Offers £550,000

Tenure: Freehold

Council tax band: G

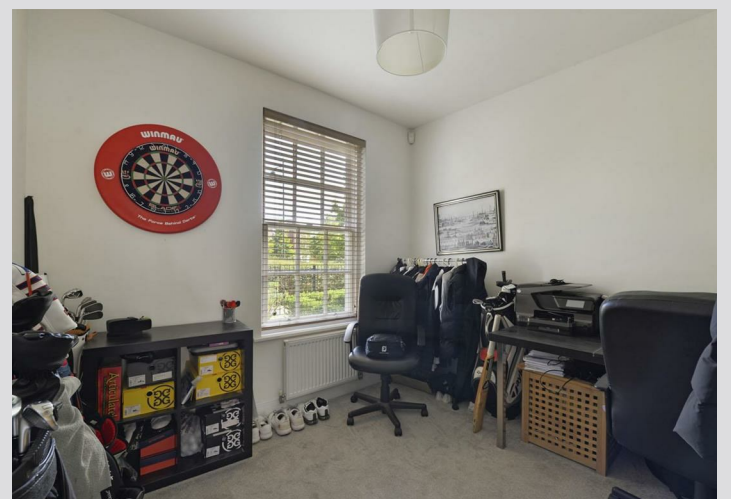


**\*\*\*CHAIN FREE\*\*\*** This 4 bedroom Georgian style town house forms part of the prestigious crescent development on Kings Hill built by Antler Homes. The property is situated in a very convenient location and walking distance of Discovery School, Sports Park, Linear Park and Woodland Walks. Benefits from a **BRAND NEW BOILER**.

Internally the accommodation comprises: spacious entrance hall, shower room, study and delightful open plan kitchen/dining/family room. To the first floor there is a master bedroom with built in wardrobes, ensuite and two Juliet balconies and a formal sitting room with balcony. To the second floor are three further bedrooms and a family bathroom.

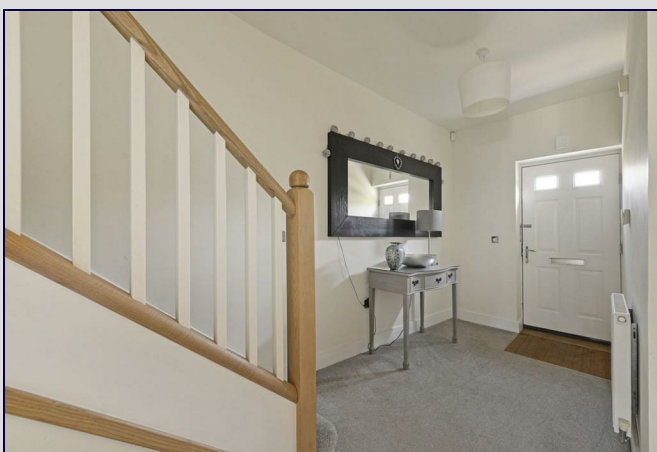
Externally the property offers a low maintenance garden with a tiled seating area, lawn, and side access that leads to the gated parking area and a single garage.

- Georgian Style Townhouse
- NO ONWARD CHAIN
- Elegant High Ceilings
- Open Plan Kitchen/Diner/Family Room
- Sitting Room with Balcony
- Family Room/Study
- 4 Bedrooms
- Bathroom, Shower Room & Ensuite
- Close to Discovery School, Sports Park & Woodland Walks
- Brand New Boiler with 7 Year Warranty



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
81	88		

Energy Efficiency Rating: A (81-91), B (69-80), C (55-68), D (39-54), E (29-38), F (15-28), G (1-14).  
 Environmental Impact (CO<sub>2</sub>) Rating: A (81-91), B (69-80), C (55-68), D (39-54), E (29-38), F (15-28), G (1-14).



### 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.

### Additional information

- Freehold
- Kings Hill Management Charge - £420pa
- Local Estate Charge (HML) - £412pa
- Built by Antler Homes by 2009
- Council Tax Band G
- EPC Rating C
- Brand new boiler (2024) - 7 year warranty

