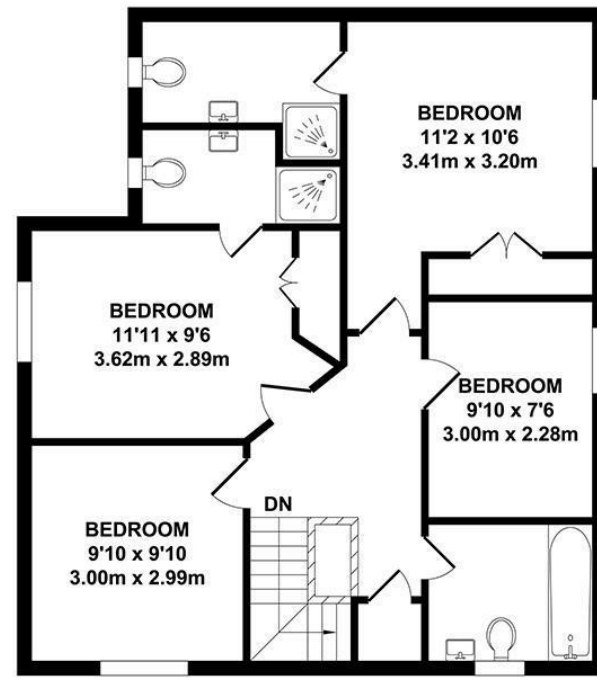


GROUND FLOOR
APPROX. FLOOR AREA
699 SQ.FT.
(64.94 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
699 SQ.FT.
(64.94 SQ.M.)

TOTAL APPROX. FLOOR AREA 1398 SQ.FT. (129.88 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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Hawthornden Close
Kings Hill ME19 4GD
Guide Price £585,000

Tenure: Freehold

Council tax band: F



Situated in a CUL DE SAC position facing a pretty green space and just a short distance from woodland walks, primary schools, the golf course and local amenities. This attached home was built by Charles Church. NO ONWARD CHAIN by negotiation.

The ground floor accommodation comprises entrance hall, recently replaced "Potts" kitchen/diner leading to the utility room with integral access to garage, cloakroom and sitting room.

To the first floor you will find two double bedrooms BOTH WITH ensuite shower rooms and fitted wardrobes and two further bedrooms and main bathroom.

Externally to the rear the property benefits from electric gates to the generous size parking space and garage (also with electric door) and the well maintained garden.

- Attached House
- Modern "Potts" kitchen/diner with extensive integral appliances
- Lounge
- Utility Room
- 4 Bedrooms
- 2 x Ensuities, Bathroom & Cloakroom
- Electric Gated Parking & Garage With Electric Door
- New Boiler in 2022 With 10 Year Warranty
- Pretty Outlook to Green Space
- CAN BE NO ONWARD CHAIN



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 82-91 A		Very environmentally friendly - lower CO ₂ emissions 82 plus A	
77 B		81-81 B	
69-80 C		80-80 C	
55-68 D		75-80 D	
39-54 E		55-54 E	
23-38 F		23-38 F	
1-20 G		1-20 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



ADDITIONAL INFORMATION

Freehold
 Built by Charles Church in 2006
 Kings Hill Management Charge - £420pa
 Local Estate Charge (Brunswick Place) - £328.88pa
 New Boiler in 2022 (10 year warranty)
 Council Tax Band F
 EPC Rating C
 Water Softener
 Window Shutters Included In Sale
 Loft - Part boarded with ladder
 Kitchen includes fridge/freezer, dishwasher, induction hob, double ovens (one is microwave combi) and filter tap



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.

