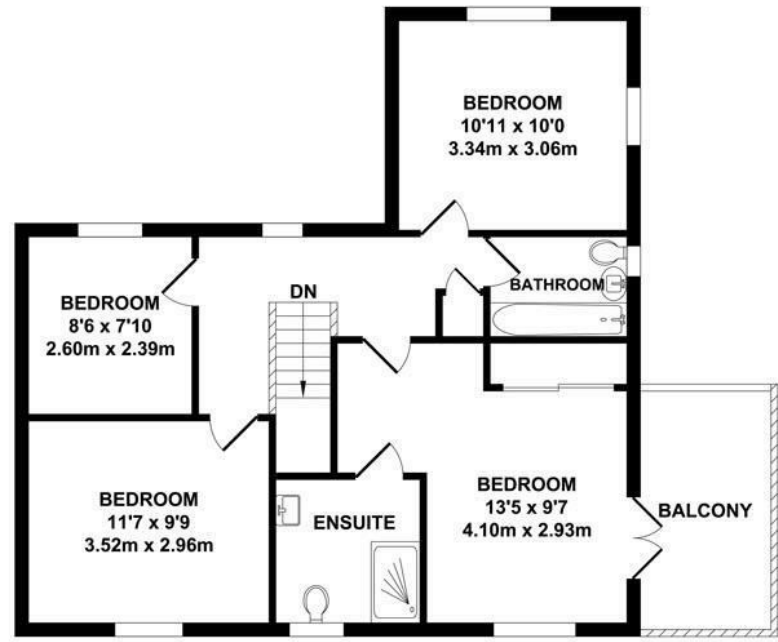


GROUND FLOOR  
APPROX. FLOOR AREA  
718 SQ. FT.  
(66.72 SQ. M)



FIRST FLOOR  
APPROX. FLOOR AREA  
648 SQ. FT.  
(60.17 SQ. M)

TOTAL APPROX. FLOOR AREA 1366 SQ.FT. (126.89 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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**Diana Walk**  
Kings Hill ME19 4EN  
Offers Over £585,000

Tenure: Freehold

Council tax band: G





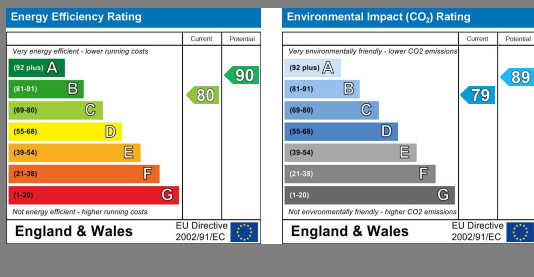
GUIDE PRICE £585,000-600,000 - Attractive detached family home situated in a fantastic position over looking the Cricket Ground. Easy walking distance to Discovery School, woodland walks and the Sports Park.

The accommodation comprises entrance hall, TRIPLE ASPECT sitting room, FABULOUS open plan kitchen/dining/family space and utility/cloakroom.

To the first floor you'll find the main bedroom which benefits from built in wardrobes, ensuite shower room and balcony terrace to sit out and enjoy the views (the terrace has the added convenience of gas connection for a BBQ or heater), 3 further bedrooms and a main bathroom.

Externally there is a rear WALLED garden with direct access to the car barn and driveway. There are also 5 visitor spaces close by to the rear. The front outlook speaks for itself. A wonderful, landscaped green space with the cricket ground in the centre.

- Detached House
- Lovely Outlook Over Cricket Green
- 4 Bedrooms
- 2 Bathrooms
- Open Plan Kitchen/Diner/Family Space
- Sitting Room
- Car Port (easy to make a garage STP)
- Driveway for One Car & 5 Visitor Spaces Close By
- Walled Rear Garden
- Sunny Balcony Terrace over looking Pitch



#### 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  
 Council Tax Band G  
 EPC Rating C  
 UPVC Double Glazing  
 Kings Hill Management Charge - £420pa  
 Local Estate Charge (Gateway) - £TBC  
 Built by Bellway in 2015

#### 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.

Please note the photos displayed are library images and it will be furnished differently upon viewing. The only material change is new thick pile light grey carpets to 1st floor.

