



**TOTAL APPROX. FLOOR AREA 1847 SQ.FT. (171.62 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 ©2021



01732 522 822  
info@khp.me



**Whittle Walk**  
Kings Hill ME19 4RJ  
Guide Price £595,000

Tenure: Freehold

Council tax band: F



**\*\*GUIDE PRICE £595,000 -£610,000\*\***

DECEPTIVELY SPACIOUS and beautifully presented home (with remaining NHBC warranty). This FABULOUS house offers 4 GENEROUS DOUBLE BEDROOMS, 3 bathrooms, modern living spaces and a GREAT SIZE GARDEN.

We highly recommend viewing to appreciate the lovely location that is Whittle Walk (nestled between Kings Hill Golf Course and woodlands).

Internally accommodation comprises entrance hall with two fitted storage cupboards, cloakroom WC, living room and an open plan kitchen/dining room. To the first floor there is a main bathroom and three double bedrooms (with bedroom 2 boasting ensuite shower room). To the second floor a very large master bedroom with bespoke wardrobes and ensuite shower room and a walk in eves storage cupboard.

Externally there is a LARGER THAN AVERAGE rear garden with personal door to the garage, single garage and parking space in front of garage. There is side gate access from garden out to garage as well.

Call now to arrange your viewing!

- Spacious Semi-Detached Home
- 4 Large Double Bedrooms
- 3 Bathrooms
- Contemporary Kitchen/Diner
- Living Room with Doors to Garden
- Larger Than Average Garden
- Garage & Parking Space
- Close to Woodland Walks & Golf Course
- Quiet Location, No Through Road



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(85-91) <b>B</b>		(81-91) <b>B</b>	
(69-84) <b>C</b>		(69-85) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(23-38) <b>F</b>		(23-38) <b>F</b>	
(1-22) <b>G</b>		(1-22) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC



**ADDITIONAL INFORMATION**

Council Tax Band F  
Kings Hill Management Charge - £396pa  
Local Estate Charge for Avion Gardens (Gateway) - £285pa approximately  
Built by Bellway in 2016  
Remaining NHBC Warranty

**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.

