



GROUND FLOOR
APPROX. FLOOR AREA
848 SQ. FT.
(78.80 SQ. M)

FIRST FLOOR
APPROX. FLOOR AREA
764 SQ. FT.
(70.98 SQ. M)

TOTAL APPROX. FLOOR AREA 1612 SQ.FT. (149.78 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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Lambourne Drive
Kings Hill ME19 4FN
Guide Price £750,000

Tenure: Freehold

Council tax band: G



An immaculately presented four bedroom detached home located on a quiet road in the ever popular Phase 1 of Kings Hill. Offered with the benefit of NO ONWARD CHAIN.

Internally the accommodation comprises entrance hall, cloakroom WC, sitting room, dining room, kitchen/breakfast room and utility room. To the first floor there is a main bedroom with ensuite bathroom, a further three double bedrooms and a family bathroom.

Externally there is a mature and well kept rear garden, a single garage (with integral access from the utility room) and driveway.

- Detached House
- Popular Phase 1 Location
- Immaculately Presented
- Two Reception Rooms
- Kitchen/Breakfast Room & Utility Room
- 4 Double Bedrooms
- Bathroom, Ensuite & Cloakroom
- Integral Garage & Driveway
- Rear Garden
- NO ONWARD CHAIN



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
71	83	65	79

England & Wales EU Directive 2002/91/EC



LOCAL INFORMATION

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 services 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 amongst 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 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 (for details seekingshill.viat.org.uk, kingshillschool.org.uk and discovery.kent.sch.uk) 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 with range of classes and activities, 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 the Asda and Waitrose supermarkets, eateries and further amenities such as (hairdressers, pharmacy, doctors, dentist and much more) can be found.

ADDITIONAL INFORMATION

- Council Tax Band G
- EPC Rating C
- Double Glazing
- Built by Countryside
- New Boiler in 2020 (Regularly Serviced)

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.

