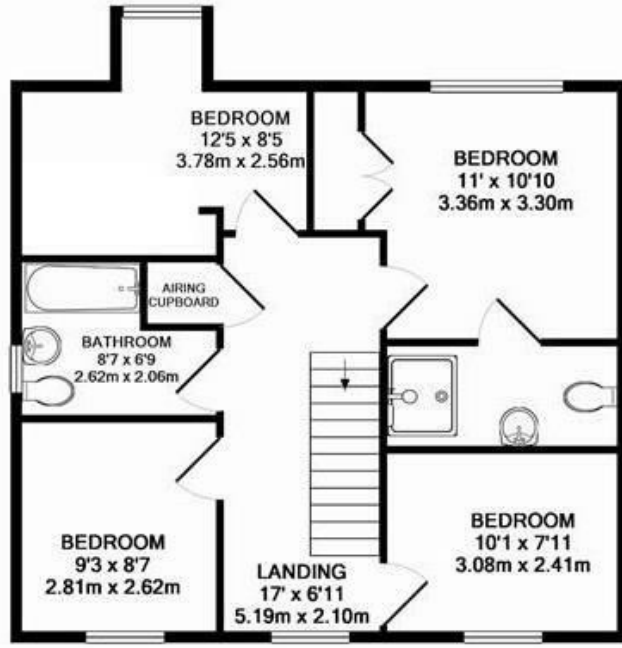


GROUND FLOOR  
APPROX. FLOOR  
AREA 670 SQ.FT.  
(62.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 607 SQ.FT.  
(56.4 SQ.M.)



Total Approx Floor Area 1416sqft (131.51 sqm)



01732 522 822  
info@khp.me



**Fortune Way**  
Kings Hill ME19 4FB  
Open To Offers £550,000

Tenure: Freehold

Council tax band: F

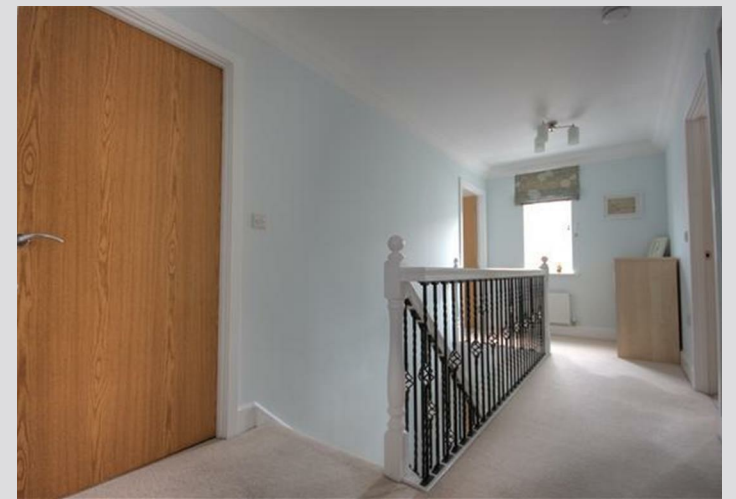


**\*\* CLOSE TO ALL AMENITIES \*\*** A well presented detached property, centrally located for the local shops & amenities, including the Waitrose store which is quite literally around the corner! Sold with the benefit of **NO ONWARD CHAIN**.

Internally the accommodation comprises entrance hall, cloakroom, kitchen that is open to the dining room, living room and a study. To the first floor is the main bedroom with ensuite, three further bedrooms and a family bathroom.

Externally the property benefits from a rear garden mainly laid to lawn with selection of shrubs, patio and garden path leading to rear. Single garage to rear (with electric up & over door) and a parking space.

- Detached House
- NO ONWARD CHAIN
- 4 Bedrooms
- Bathroom, Ensuite & Cloakroom
- Open Plan Kitchen/Diner
- Living Room
- Study
- Garage & Parking Space
- Short Walk from Shops & Amenities



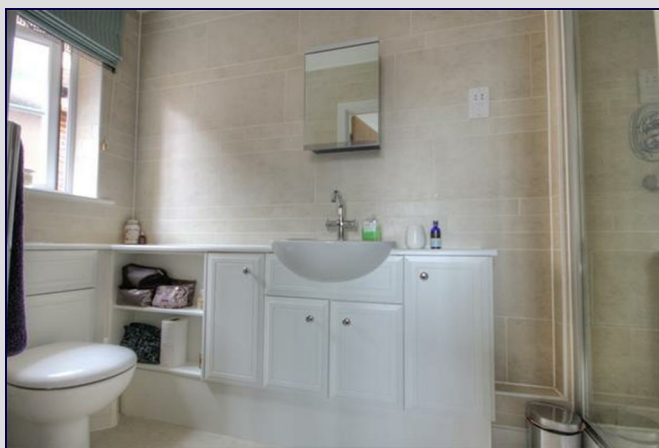
| Energy Efficiency Rating |           | Environmental Impact (CO <sub>2</sub> ) Rating |           |
|--------------------------|-----------|--|-----------|
| Current                  | Potential | Current  | Potential |
| 89                       | 89        |  |           |

Energy Efficiency Rating: A (89-91) to G (1-20). Environmental Impact (CO<sub>2</sub>) Rating: A (92 plus) to G (1-20).



#### 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  
 Kings Hill Management Charge for 2024 - £432pa  
 Local Estate Charge (HML) - £225pa  
 Built by Charles Church  
 Council Tax Band F  
 EPC Rating C



#### 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 images used are library photos. The property will be furnished differently but there are no material changes.

