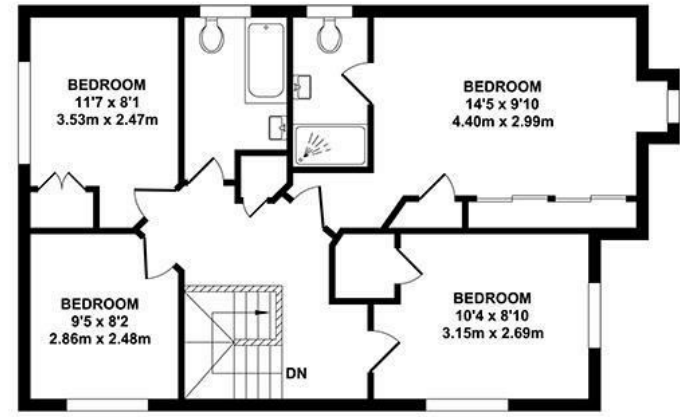


GROUND FLOOR
APPROX. FLOOR AREA
1319 SQ.FT.
(122.52 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
679 SQ.FT.
(63.11 SQ.M.)

TOTAL APPROX. FLOOR AREA 1998 SQ.FT. (185.63 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 02024



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Hawthornden Close
Kings Hill ME19 4GD
Offers Over £635,000

Tenure: Freehold

Council tax band: F



GUIDE PRICE - £635,000-£650,000 - A great size 4 bedroom DETACHED house with DOUBLE GARAGE situated in a quiet, set back position. The property is a short walk from woodland trails, primary schools, the golf course and local amenities. NO ONWARD CHAIN

The ground floor accommodation comprises entrance hall, cloakroom, kitchen/breakfast room, utility dining room, living room and large conservatory with integral access to the garage.

To the first floor you will find the main bedroom with built in furniture and ensuite, 3 further bedrooms and the main bathroom.

Externally the property boasts a double garage and parking, a private rear garden with seating area, lawn and vegetable garden.

- Detached House
- Double Garage & Parking
- NO ONWARD CHAIN
- Great Location for Easy Access to Woodlands, Local Shops & Amenities
- 4 Bedrooms
- Bathroom, Ensuite & Cloakroom
- Kitchen/Breakfast Room
- 2 Receptions Rooms
- Large Conservatory
- Quiet, Tucked Away Position



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
(92-100) A	(85-92) B	(1-10) A	(11-15) B
(81-91) B	(72-81) C	(16-20) C	(21-25) D
(69-80) C	(55-68) D	(26-30) D	(31-35) E
(55-68) D	(45-54) E	(36-40) E	(41-45) F
(45-54) E	(35-44) F	(46-50) F	(51-55) G
(35-44) F	(25-34) G	(56-60) G	(61-65) G
(25-34) G	(15-24) G	(66-70) G	(71-75) G
(15-24) G	(5-14) G	(76-80) G	(81-85) G

England & Wales EU Directive 2002/91/EC



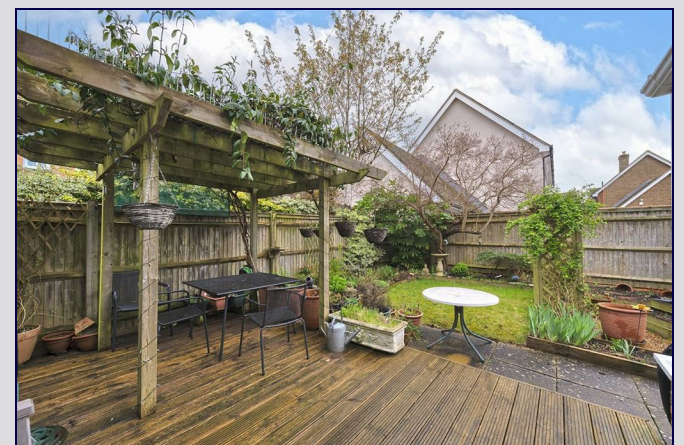
LOCAL INFORMATION FOR KINGS HILL

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 (Brunswick) - £395pa
 Built by Charles Church
 Council Tax Band F
 EPC Rating - TBC
 New Boiler in 2021 with 10 Year 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.

