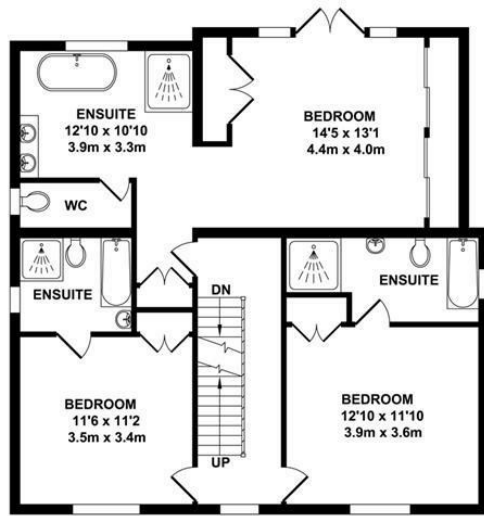
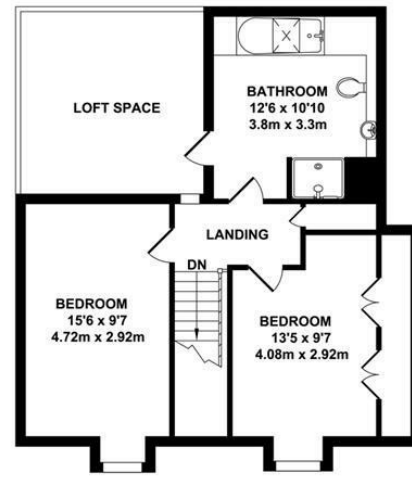


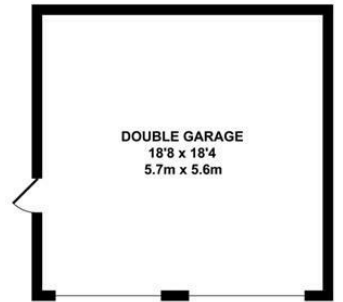
GROUND FLOOR
APPROX. FLOOR AREA
914 SQ. FT.
(84.88 SQ. M)



FIRST FLOOR
APPROX. FLOOR AREA
920 SQ. FT.
(85.46 SQ. M)



SECOND FLOOR
APPROX. FLOOR AREA
538 SQ. FT.
(49.96 SQ. M)



GARAGE
APPROX. FLOOR AREA
344 SQ. FT.
(31.92 SQ. M)

TOTAL APPROX. FLOOR AREA 2715 SQ. FT. (252.22 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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Braeburn Way
Kings Hill ME19 4EA
Open To Offers £950,000

Tenure: Freehold

Council tax band: G



A exceptionally large five bedroom detached house which forms part of a tree lined pedestrian walk way in the heart of Kings Hill. The property itself is positioned close to all local amenities including the Waitrose store, Kings Hill Golf Course and local schools. Internally accommodation is arranged over three floors and comprises a large entrance hall, two reception rooms, a large newly fitted open plan kitchen/breakfast/family room, utility and cloakroom.

To the first floor there are 3 large double bedrooms, each with a full ensuite bathroom and quality fitted wardrobes. The large master bedroom with fitted sliding door wardrobes and a luxury ensuite bathroom is a unique feature of this property. To the second floor there are two further double bedrooms and an additional full bathroom with eves storage.

Externally there is an attractive enclosed front garden, private rear garden with artificial lawn and decked seating area, with access leading to detached double garage and additional parking for two further vehicles.

- Imposing Detached House
- Modern, High Specification Finishes
- Contemporary Kitchen/Diner
- Two Further Reception Rooms
- 5 Generous Size Bedrooms
- 4 Bathrooms
- Attractive Walkway Location
- Centrally Located, Close to Amenities
- Double Garage & Driveway
- NO ONWARD CHAIN



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
80	86	77	82

Energy Efficiency Rating: A (80-91), B (69-80), C (55-68), D (39-54), E (29-38), F (15-28), G (1-14).
 Environmental Impact (CO₂) Rating: A (81-91), B (69-80), C (55-68), D (39-54), E (29-38), F (15-28), G (1-14).



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, maintenance and 24 hour security services 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 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, two highly coveted primary schools (for details see 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 golf course, David Lloyd health club, sports park, community centre, 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

- Freehold
- Council Tax Band G
- UPVC Double Glazing
- Gas Central Heating (new boiler in 2019)
- Kings Hill Management Charge - £432pa
- Local Estate Charge - None
- CCTV cameras
- Cat 6 wired throughout the property
- Fibre Optic Internet
- Water Softener fitted
- Reverse Osmosis Drink water filter
- Loft space over garage. Eves Storage on Top Floor.
- Bedroom fitted furniture is Sharps.
- Kitchen appliances are all Bosch and installed in 2020.
- New carpets and floorings in 2020.
- Garden benefits from mains gas for an outdoor kitchen/heaters etc.
- Garage has cabling ready for electric car chargers.

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.

