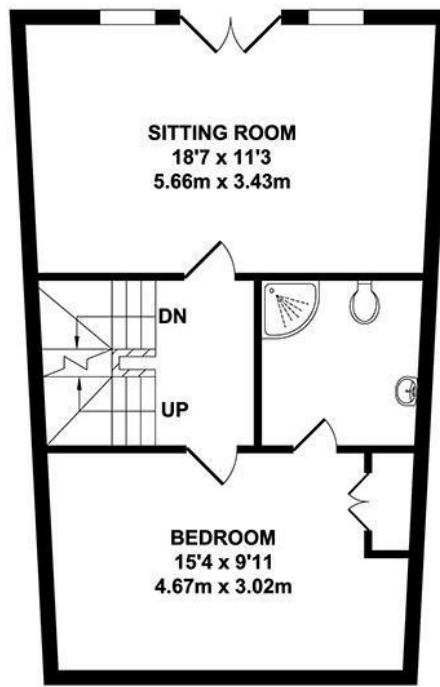
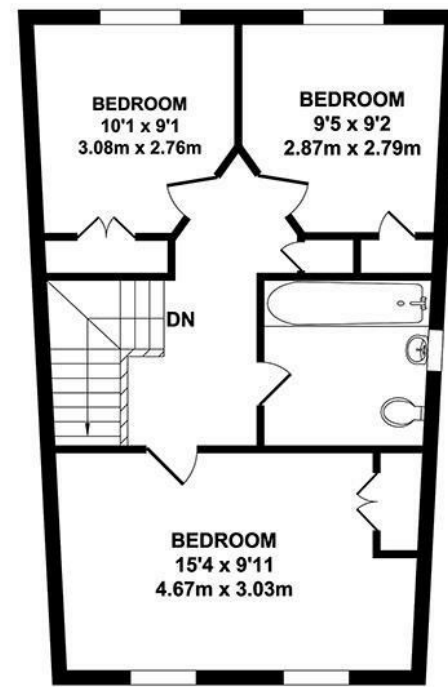


GROUND FLOOR  
APPROX. FLOOR AREA  
499 SQ.FT.  
(46.38 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
499 SQ.FT.  
(46.38 SQ.M.)



SECOND FLOOR  
APPROX. FLOOR AREA  
499 SQ.FT.  
(46.38 SQ.M.)

TOTAL APPROX. FLOOR AREA 1498 SQ.FT. (139.14 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.  
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info@khp.me



**Beacon Avenue**  
Kings Hill ME19 4QL  
Offers Over £500,000

Tenure: Freehold

Council tax band: F



GUIDE PRICE £500,000-£525,000 - An ATTRACTIVE Georgian style TOWN HOUSE forming part of a stunning Crescent development located close to the entrance to the Linear Park. The area is heavily landscaped giving a truly lovely feel to this location.

Internally the property comprises entrance hall, downstairs cloakroom/utility room, study and modern open plan kitchen/dining room with door to SOUTH FACING garden. The first floor offers a formal sitting room with Juliette balcony and a spacious main bedroom with en suite shower room and built in wardrobes. To the second floor there are three further bedrooms (all with built in wardrobes) and a family bathroom.

Externally the property offers a south facing garden, single garage and allocated parking all to the rear.

- Elegant Town House
- 4 Double Bedrooms
- 3 Bathrooms
- Formal Sitting Room
- Open Plan Kitchen/Diner/Family Room
- Study
- Single Garage & Allocated Parking
- South Facing Garden
- Stones Throw from Linear Park
- Easy Access to Kings Hills Amenities



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
85	85		

Energy Efficiency Rating: A (85-91), B (81-85), C (75-80), D (69-74), E (63-68), F (57-62), G (51-56).  
 Environmental Impact (CO<sub>2</sub>) Rating: A (91-95), B (86-90), C (81-85), D (76-80), E (71-75), F (66-70), G (61-65).



#### 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 (Cathcart) - Approx £300pa  
 Built by Hillreed homes in 2012  
 Council Tax Band F  
 EPC Rating B

#### 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.

