



TOTAL APPROX. FLOOR AREA 1885 SQ.FT. (175.11 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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Avion Gardens
Kings Hill ME19 4RH
Guide Price £575,000

Tenure: Freehold

Council tax band: F



DECEPTIVELY SPACIOUS and beautifully presented family home offering BRIGHT, MODERN living spaces over three floors. Located in the prestigious Avion Gardens next to the golf course and on the doorstep of woodlands walks. Benefits from remaining NHBC warranty.

Internally the accommodation comprises: entrance hall with fitted storage cupboards, cloakroom, sitting room, study and kitchen/dining room. To the first floor is a double bedroom with ensuite shower room, two further double bedrooms and a family bathroom. To the second floor is a HUGE main bedroom with fitted wardrobes, ensuite shower room and a walk in eves storage cupboard.

Externally there is a low maintenance landscaped SOUTH FACING rear garden with a rear access gate. The single garage and parking space directly to the side of the property. There is also visitor parking dotted throughout Avion Gardens.

- End of Terrace House
- Deceptively Spacious Accommodation
- 4 Double Bedrooms
- Bathroom, 2 Ensuities & Cloakroom
- Modern Kitchen/Diner
- Living Room
- Study
- SOUTH Facing Garden
- Garage & Parking Space Directly To The Side
- Close to Woodland Walks & Golf Course



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
86	92		

Energy Efficiency Rating: A (86-92), B (81-85), C (75-80), D (69-74), E (63-68), F (57-62), G (51-56).
 Environmental Impact (CO₂) Rating: A (92 plus), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (11-20).



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 (Gateway) - £316pa
 Built by Bellway in 2016
 Remaining NHBC Warranty
 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.

