

GARAGE  
APPROX. FLOOR AREA  
162 SQ. FT.  
(15.08 SQ. M)

GROUND FLOOR  
APPROX. FLOOR AREA  
582 SQ. FT.  
(54.07 SQ. M)

FIRST FLOOR  
APPROX. FLOOR AREA  
525 SQ. FT.  
(48.82 SQ. M)

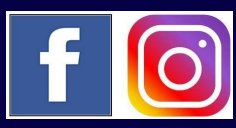
SECOND FLOOR  
APPROX. FLOOR AREA  
511 SQ. FT.  
(47.46 SQ. M)



**TOTAL APPROX. FLOOR AREA 1781 SQ.FT. (165.43 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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**Beacon Avenue**  
Kings Hill ME19 4LH  
Offers Over £585,000

Tenure: Freehold  
Council tax band: G



A fantastic four bedroom GEORGIAN STYLE town house forming part of the prestigious Crescent development on Kings Hill. Built by Antler Homes, the property is stylishly appointed throughout with high quality finishes. This house is unusually spacious and features high ceilings rarely seen in modern built homes.

Accommodation is arranged over three floors with the ground floor comprising entrance hall, study, cloakroom/shower room and MODERN OPEN PLAN kitchen/dining/living area to the rear of the property.

The formal living room which has access to the BALCONY is located on the first floor along with the master bedroom benefiting from an EN SUITE shower room and two Juliet balconies.

To the second floor you will find 2 further double bedrooms, family bathroom and bedroom 4.

Externally there is a rear garden, GATED PARKING and garage.

- Georgian Style Town House
- Prestigious Crescent Location
- Open Plan Kitchen/Dining/Family Space
- Sitting Room with Balcony
- Family Room
- 4 Bedrooms
- Bathroom, Ensuite & Shower Room
- Close to Discovery School, Sports Park & Woodland Walks
- Garage & Driveway Accessed Via Electric Gates
- Viewing Highly Recommended



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
75	86	75	86

Energy Efficiency Rating: 75 (Current), 86 (Potential)  
 Environmental Impact (CO<sub>2</sub>) Rating: 75 (Current), 86 (Potential)



#### 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 a various clubs. The range of sports and leisure facilities are excellent. It includes clubs 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 - £432pa  
 Local Estate Charge (HML) - Approx £400pa  
 Built by Antler Homes by 2009  
 Council tax band G  
 EPC Rating C  
 Alarmed



#### 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.

