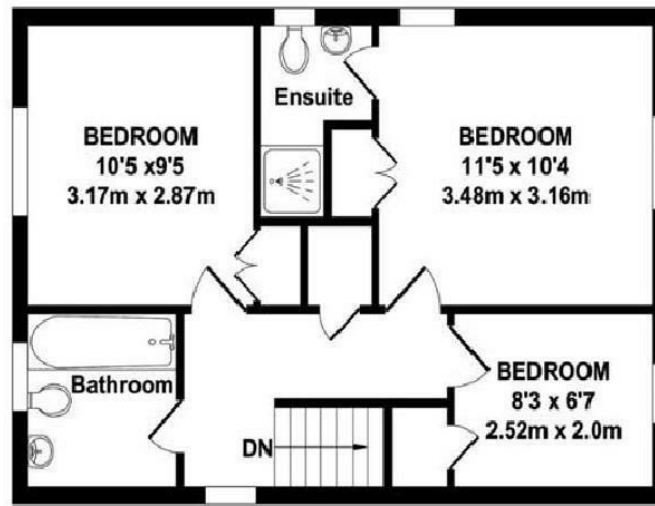
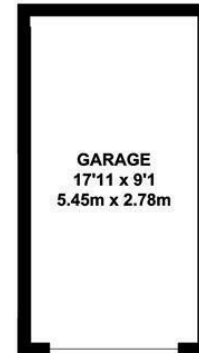


GROUND FLOOR
APPROX. FLOOR AREA
479 SQ. FT.
(44.52 SQ. M)



FIRST FLOOR
APPROX. FLOOR AREA
448 SQ. FT.
(41.63 SQ. M)



GARAGE
APPROX. FLOOR AREA
163 SQ. FT.
(15.15 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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Sadow Place
Kings Hill ME19 4NZ
Offers Over £485,000

Tenure: Freehold

Council tax band: E



An attractive 3 bedroom detached home situated in a quiet spot close to woodlands, the Sports Park, Discovery School and the new Linear Park. NO ONWARD CHAIN.

Internally the ground floor accommodation comprises, entrance hall, spacious living room/diner and modern kitchen. To the first floor where you will find the master bedroom with EN SUITE shower room and fitted wardrobe, second bedroom also with fitted wardrobe, family bathroom and third bedroom.

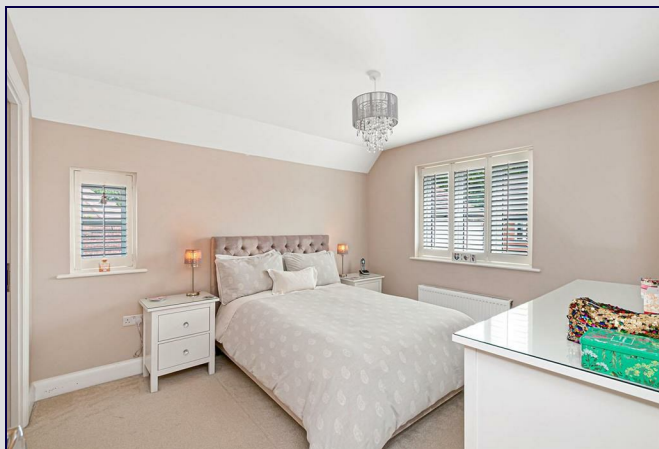
Externally there is a low maintenance rear garden, single garage and additional parking space.

- Detached House
- Modern Decor & Fitments
- 3 Bedrooms
- Ensuite, Bathroom & Cloakroom
- Open Plan Living/Dining Room
- Close To Sports Park & Woodland Walks
- Walking Distance to Discovery School
- Garage & Parking Space
- NO ONWARD CHAIN



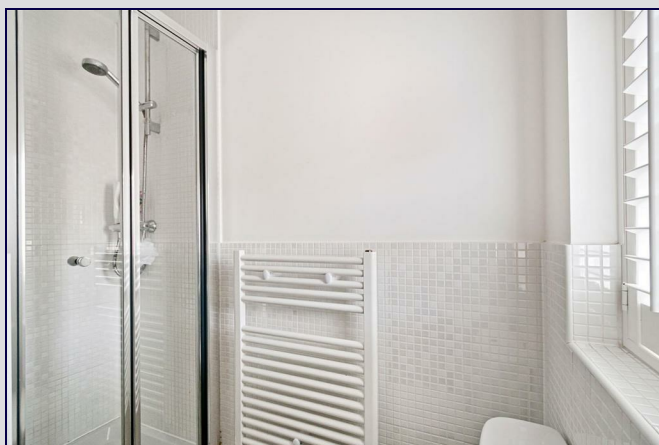
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
90	90	A	A
78	90	B	A
		C	B
		D	C
		E	D
		F	E
		G	F
			G

England & Wales EU Directive 2002/91/EC



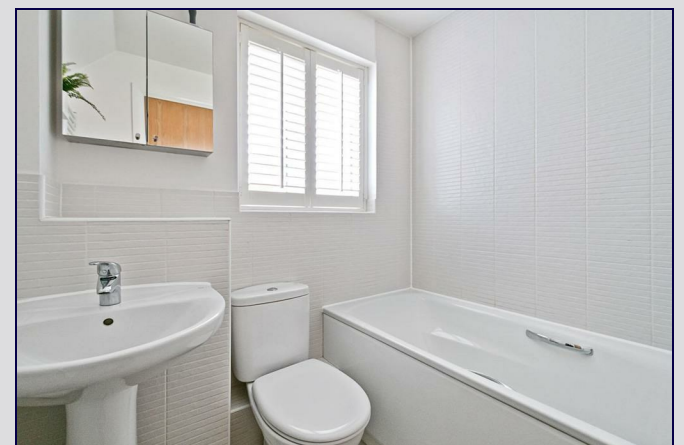
LOCAL INFORMATION FOR KINGS HILL

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 and maintenance for the local residents, which means that the area is safe, clean and consistently maintained to a high standard. This American-style of "concept living" has proven very popular and it engenders a strong sense of community among the local residents. 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 and Ashford International. The station is less than 1 mile away. Kings Hill has its own toddlers group, a pre-school nursery, three highly coveted primary schools and a youth club. The range of sports and leisure facilities are excellent. It includes shops, cafes, restaurants, 18-hole PGA championship 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 there is Asda 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 (Crabtree) - Approx. £78 twice a year
 Built by Hillreed
 Council Tax Band E
 EPC Rating C
 UPVC Double Glazing



PLEASE NOTE THE PHOTOS DISPLAYED ARE LIBRARY IMAGES. The property will be furnished differently when viewed.

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.

