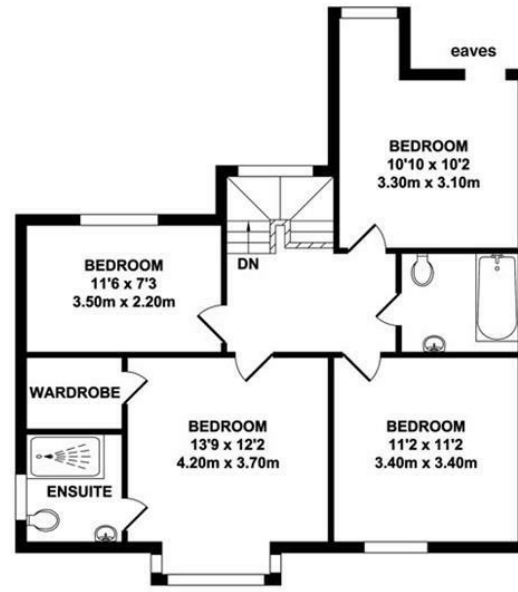


GROUND FLOOR
APPROX. FLOOR AREA
935 SQ.FT.
(86.89 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
711 SQ.FT.
(66.08 SQ.M.)

TOTAL APPROX. FLOOR AREA 1647 SQ.FT. (152.97 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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Niagara Close,
Kings Hill ME19 4HR
Offers Over £600,000

Tenure: Freehold

Council tax band: F



A STYLISH and MODERN 4 bedroom detached home situated a short walking distance from local amenities, primary schools and Kings Hill golf course.

Arranged over two floors the accommodation comprises a spacious entrance hall with an adjoining study area, cloakroom, spacious sitting room and a stunning open plan kitchen/dining room with an elegant vaulted ceiling over the dining space.

To the first floor, you will find an airy, bright landing, main bedroom with ensuite and built in wardrobes, 3 further good size bedrooms and a main bathroom.

Externally, the property benefits from a low maintenance garden, ideal for entertaining friends and family. There is also direct access into the single garage from the garden and parking in front.

- Detached
- Modern, Stylish Décor
- 4 Bedrooms
- Bathroom, Ensuite & Cloakroom
- Beautiful Kitchen/Diner with Vaulted Ceiling
- Close to Amenities
- Low Maintenance Garden
- Single Garage & Parking



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	A	A
(91-95)	(81-91)	B	B
(81-91)	(69-81)	C	C
(69-81)	(55-69)	D	D
(55-69)	(39-55)	E	E
(39-55)	(21-39)	F	F
(21-39)	(11-21)	G	G
Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions		

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

- Council band - F
- Kings Hill Management Charge - £432pa
- Local estate charge - £657 per annum
- EPC Rating - TBC

