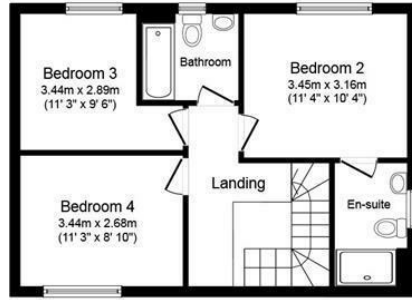


Ground Floor

Floor area 58.0 sq. m. (624 sq. ft.) approx

First Floor

Floor area 47.0 sq. m. (506 sq. ft.) approx



Second Floor

Floor area 47.0 sq. m. (506 sq. ft.) approx

Total floor area 152.0 sq. m. (1,636 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property.
Plan created for Kings Hill Properties.

Produced by www.keyagent.co.uk



01732 522 822
info@khp.me



Ames Way
Kings Hill ME19 4HU
£2,200 PCM

Tenure:

Council tax band:



A 4 bedroom detached modern family home situated in the heart of the prestigious Kings Hill development. Within walking distance of local primary schools and all local amenities.

The property comprises spacious entrance hall, cloakroom / utility room, sitting room with French door leading to the rear garden, modern fitted kitchen with granite work tops and soft close units, and dining room with feature vaulted ceiling and French doors leading to rear garden.

To the first floor there is a fantastic master bedroom with an en-suite shower room. There is a large study / playroom with feature gallery overlooking the sitting room. To the second floor there are 3 further double bedrooms, one benefiting from an en-suite shower room and a modern family bathroom suite.

Externally there is a landscaped rear garden with natural stone patio and mature shrubs & borders, garage and parking.

AVAILABLE MID/END JUNE. Sorry no pets. Long term let only.

Please note.. the pictures used are library images

- Detached
- 4 Bedrooms
- Kitchen/Dining Room
- Living Room
- Sun Lounge
- Study/Entertainment Room
- Cloakroom/WC
- Family Bathroom plus 2 en-suites
- Garage
- AVAILABLE MID/END JUNE



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
71	80		

Energy Efficiency Rating: A (71-91), B (69-80), C (65-80), D (55-64), E (49-54), F (25-54), G (1-24).
 Environmental Impact (CO₂) Rating: A (81-91), B (69-80), C (55-64), D (49-54), E (25-54), F (1-24), G (1-24).



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.

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 particulars as accurate as possible, all interested parties must verify their accuracy themselves.

