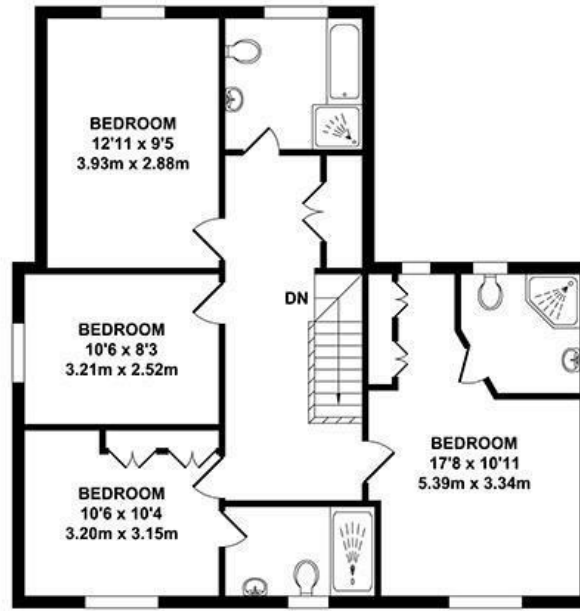
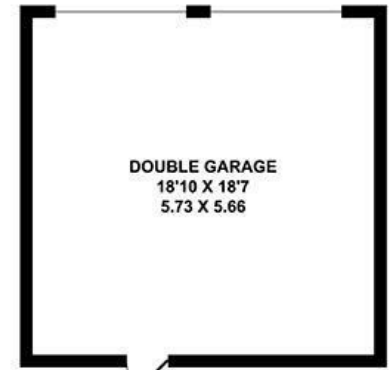


GROUND FLOOR
APPROX. FLOOR AREA
785 SQ.FT.
(72.89 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
785 SQ.FT.
(72.93 SQ.M.)



GARAGE
APPROX. FLOOR AREA
349 SQ.FT.
(32.43 SQ.M.)

TOTAL APPROX. FLOOR AREA 1919 SQ.FT. (178.25 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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Cellini Walk
Kings Hill ME19 4BA
Guide Price £775,000

Tenure: Freehold

Council tax band: G



A superb family home situated in an ENVIABLE LOCATION next to a nature reserve and close to woodlands. The home boasts a large front garden and thanks to the mature planting the rear garden enjoys a peaceful and secluded feel to it. This immaculate home will not hang around. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE LOCATION & CONDITION.

Internally the accommodation comprises entrance hall, study, sitting room, dining room, modern kitchen/breakfast room, utility room and cloakroom. To the first floor is a main bedroom with extensive fitted wardrobes and ensuite, second bedroom also benefitting from ensuite and built in wardrobes, 2 further bedrooms and a family bathroom.

The gardens are a distinct feature of this property. Impeccably maintained and from all directions you enjoy a "leafy" view. The home has a nature reserve to the side and across the road to the front. It has mature woodlands offset to the rear. If that were not enough, the property boasts a DOUBLE GARAGE with electric doors and part boarded eaves and 2 parking spaces to the rear in a well maintained court yard. For convenience the garage has a personal door directly into the garden.

- Detached House
- Highly Desirable Location
- Side on to Conservation Area & Enjoys Nearby Woodlands
- 4 Double Bedrooms
- 2 Ensuited, Bathroom & Cloakroom
- Modern Kitchen/Breakfast Room
- 2 Reception Rooms
- Study
- Double Garage (with electric doors) & Driveway for 2
- Manicured Front & Rear Gardens



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	

England & Wales EU Directive 2002/91/EC



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
 Service Charge for Cellini (Managed by the 7 residents) - £400pa
 Council Tax Band G
 EPC Rating - TBC
 Boiler (New in 2019) - 10 Year Warranty
 Loft - part boarded with ladder



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.

