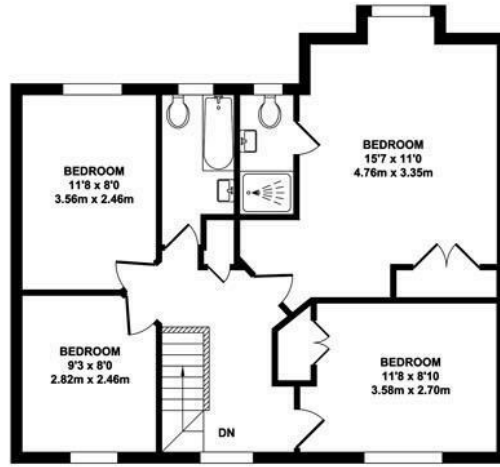
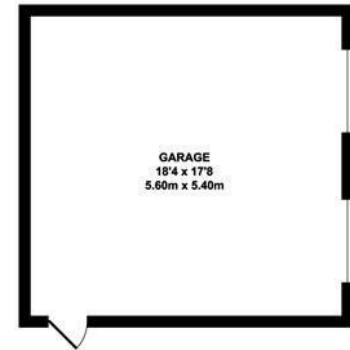


GROUND FLOOR  
APPROX. FLOOR AREA  
679 SQ.FT.  
(63.05 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
630 SQ.FT.  
(58.50 SQ.M.)



GARAGE  
APPROX. FLOOR AREA  
326 SQ.FT.  
(30.24 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1634 SQ.FT. (151.79 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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info@khp.me



**Regent Way**  
Kings Hill ME19 4EB  
Asking Price £525,000

Tenure: Freehold

Council tax band: F



**LOOKING TO UPSIZE?**

This deceptively spacious 4 bedroom family home, complete with double garage enjoys the luxury of being less than 5 minutes walk from the Outstanding Discovery Primary School and a short walk from the centre of Kings Hill where you can find all your local amenities.

The ground floor comprises of a modern kitchen diner with adjoining utility room, downstairs W/C, large living area with a feature fireplace and family room which could make a great snug or study.

On the first floor, you will find a generous sized master bedroom with built in storage and a shower ensuite. Three good sized bedrooms, one of which has built in storage, plus a family bathroom. A huge boarded loft presents potential for conversion for a further two bedrooms.

Externally, the property has a partially patioed garden of generous size for the area, with freshly seeded lawn and direct access to the double garage which also has parking for two cars in front. The property has had a new boiler and kitchen fitted in the last two years.

Viewing available now!

- 4 Bedrooms
- Double garage
- Ensuite
- Modern kitchen
- Downstairs W/C
- Family bathroom
- Feature fireplace
- Short walk from amenities



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
79	88		

Energy Efficiency Rating: A (85-92), B (79-84), C (69-78), D (59-68), E (49-58), F (39-48), G (1-38).  
 Environmental Impact (CO<sub>2</sub>) Rating: A (1-10), B (11-20), C (21-30), D (31-40), E (41-50), F (51-60), G (61-70).



**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**

- Kings Hill management charge - £420 PA
- Review period - TBC
- Local estate charge - £135 PA
- Review period -TBC
- Council Tax F
- Built in 2005

