



GROUND FLOOR
 APPROX. FLOOR AREA
 1091 SQ. FT.
 (101.37 SQ. M)

FIRST FLOOR
 APPROX. FLOOR AREA
 911 SQ. FT.
 (84.68 SQ. M)

TOTAL APPROX. FLOOR AREA 2003 SQ.FT. (186.05 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 misstatement. 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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Braeburn Way
 Kings Hill ME19 4JZ
 Guide Price £800,000

Tenure: Freehold

Council tax band: G



An attractive GEORGINAN style 5 bedroom detached house situated on a QUIET NO THROUGH ROAD. The property boasts an advantageous position being walking distance to Liberty Square amenities, Kings Hill School and Golf Course. Internally the property is tastefully presented with a real feel of style and homeliness.

The property is arranged over two floors and comprises of Entrance Hall, Cloakroom WC, Sitting Room, Study, Conservatory (with bespoke blinds), Open Plan Kitchen/Dining Room, Utility Room and integral access to garage.

To the first floor there is a main bedroom with en-suite shower room, a second ensuite bedroom, three further bedrooms and family bathroom. 4 of the 5 bedrooms benefit from fitted wardrobes.

Externally the property has an attractive front garden, driveway for 2 cars, single garage with up and over door and a landscaped SOUTHERLY ASPECT rear garden with a good degree of seclusion, feature seating area and mature planting.

- Georgian Style Detached Home
- Superb Position, both quiet & close to amenities
- Open Plan Kitchen/Dining Room
- 2 Reception Rooms
- Study
- Large Conservatory
- Beautifully Landscaped Rear Garden
- 5 Bedrooms (Of which 4 have fitted wardrobes)
- Bathroom, 2 Ensuited & Cloakroom
- Garage & Driveway for 3 Cars



| 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 (92-100) | | A (92 plus) | |
| B (81-91) | | B (81-91) | |
| C (69-80) | | C (69-80) | |
| D (55-68) | | D (55-68) | |
| E (39-54) | | E (39-54) | |
| F (21-38) | | F (21-38) | |
| G (1-20) | | G (1-20) | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | EU Directive 2002/91/EC | 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
- Council Tax Band G
- EPC Rating C
- New Worcester Boiler in 2019 (Regularly Serviced)
- Alarmed
- UPVC Double Glazing
- Built by Countryside in 2000
- Huge loft with scope for conversion (STP). Fully 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.

