



GROUND FLOOR  
APPROX. FLOOR AREA  
768 SQ.FT.  
(71.35 SQ.M.)

FIRST FLOOR  
APPROX. FLOOR AREA  
448 SQ.FT.  
(41.59 SQ.M.)

SUMMER HOUSE  
APPROX. FLOOR AREA  
48 SQ.FT.  
(4.47 SQ.M.)

TOTAL APPROX. FLOOR AREA 1264 SQ.FT. (117.41 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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Saxon Close  
Kings Hill ME19 4SA  
Guide Price £550,000

Tenure: Freehold

Council tax band: E





Detached home situated on the ever popular Phase 1 of Kings Hill. This well presented 3 bedroom home benefits from a converted garage and fixed roof conservatory making the ground floor more spacious than most. Located in a quiet spot with no through traffic.

Internally the property offers entrance hall, reception room (formally the garage), living room, modern kitchen/breakfast room, cloakroom, utility room and fixed roof conservatory. To the first floor there is a main bedroom with ensuite and dressing area, two further bedrooms and a main bathroom.

To the rear there is an attractive landscaped garden with variety of mature shrubs and trees, a large decked seating area and a summer house. To the front there is a good size front garden (this could of course be used to extend the parking amenities if required), parking for 2 cars. To the side of the property is a large storage unit.

Viewing is highly encouraged to fully appreciate the location and all this home has to offer.

- Detached House
- 3 Bedrooms
- Modern Bathroom, Ensuite & Cloakroom
- 2 Reception Rooms
- Modern Kitchen/Breakfast Room
- Utility Room
- Conservatory
- Front & Rear Gardens
- Driveway for 2 Cars
- Large Garden Store & Summer House



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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	

Not energy efficient - higher running costs  
Not environmentally friendly - higher CO<sub>2</sub> emissions

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  
No Estate Charges as Phase 1  
Built in 1996 by Bryant Homes ("Rydal" model)  
Council Tax Band E  
EPC Rating - TBC  
New boiler in 2015 (Regularly serviced)  
UPVC double glazing

#### 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.

