



OUTBUILDING  
APPROX. FLOOR AREA  
403 SQ.FT.  
(37.40 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR AREA  
834 SQ.FT.  
(77.45 SQ.M.)

FIRST FLOOR  
APPROX. FLOOR AREA  
825 SQ.FT.  
(76.62 SQ.M.)

TOTAL APPROX. FLOOR AREA 2061 SQ.FT. (191.47 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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Waterloo Walk  
Kings Hill ME19 4QS  
Offers Over £725,000

Tenure: Freehold

Council tax band: G





GUIDE PRICE £725,000-£750,000. A beautifully presented 5 bedroom detached home fronting the attractive Waterloo Walk park and green space. DOUBLE CAR BARN with storage area and driveway to the rear. Conveniently located for Discovery School, Kings Hill Sports Park and woodland walks.

Internally the accommodation comprises entrance hall with coat cupboard, cloakroom WC, SPACIOUS open-plan kitchen/dining/family room with doors leading to rear garden, living room and study. To the first floor is a main bedroom with ensuite and park views, Bedroom 2 also with ensuite, 3 further bedrooms (with one being used as a dressing room at present) and a main bathroom.

Externally there is a good size rear garden, double car barn and driveway and lovely outlook to the front.

We recommend viewing at your earliest convenience to appreciate the location and wonderful features this home has to offer.

- Detached Home
- Double Car Barn & Driveway
- Modern Order Throughout
- Fantastic Open Plan Kitchen/Diner/Family Room
- Two Reception Rooms
- 5 Bedrooms
- 2 Ensuities, Bathroom & Cloakroom
- Pleasant Outlook to Park to Front



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
85	85		

Energy Efficiency Rating: A (85-91), B (81-85), C (77-81), D (73-77), E (69-73), F (65-69), G (61-65).  
 Environmental Impact (CO<sub>2</sub>) Rating: A (81-91), B (77-81), C (73-77), D (69-73), E (65-69), F (61-65), G (57-61).

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 - £420pa  
 Local Estate Charge (Gateway) - £249pa  
 Built by Bellway in 2015  
 Council Tax Band G  
 EPC Rating B  
 Loft - Boarded

#### 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.

