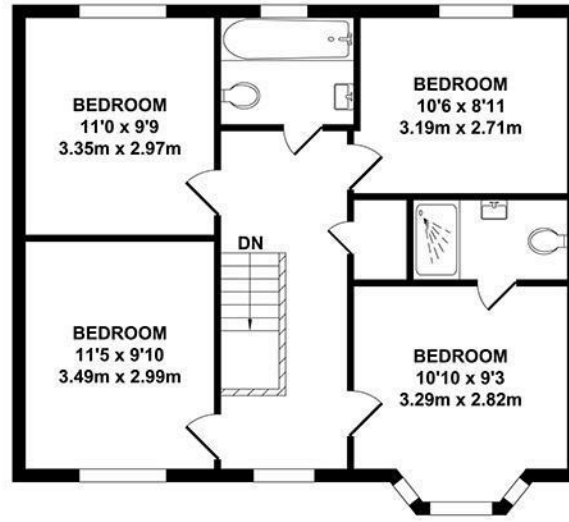
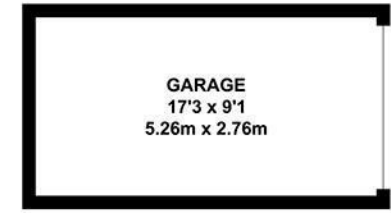


GROUND FLOOR
APPROX. FLOOR AREA
634 SQ.FT.
(58.93 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
634 SQ.FT.
(58.93 SQ.M.)



OUTBUILDING
APPROX. FLOOR AREA
156 SQ.FT.
(14.52 SQ.M.)

TOTAL APPROX. FLOOR AREA 1425 SQ.FT. (132.38 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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Atlas Close
Kings Hill ME19 4PS
Offers Over £525,000

Tenure: Freehold

Council tax band: F

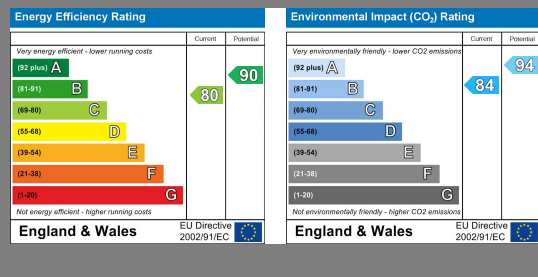


GUIDE PRICE - £525-550,000 - A well presented 4 bedroom semi detached property situated just a short walk from the Sports Park, Warren Woods and Discovery School.

The accommodation comprises entrance hall, SPACIOUS kitchen/diner (with utility area), cloakroom W/C and DOUBLE ASPECT living room, main bedroom with ensuite shower room, further 3 DOUBLE bedrooms and main bathroom.

Externally there is a PRIVATE rear garden. This sunny, SOUTH FACING garden benefits from not being over looked and has a newly installed awning. There is personal door from the garden to the garage and parking space in front of the garage.

- Spacious Semi-Detached Home
- Open Plan Kitchen/Diner/Utility
- Double Aspect Living Room
- 4 Double Bedrooms
- Bathroom, Ensuite & Cloakroom
- Short Walk To Discovery School
- Close To Sports Park & Woodlands
- Single Garage & Driveway
- SOUTH FACING Rear Garden with Awning Over Patio



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 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

Freehold
 Kings Hill Management Charge for 2024 - £432pa
 No Local Estate Charge
 Built by Taylor Wimpey in 2013
 Council Tax Band F
 EPC Rating B
 Loft - part boarded. No 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.

