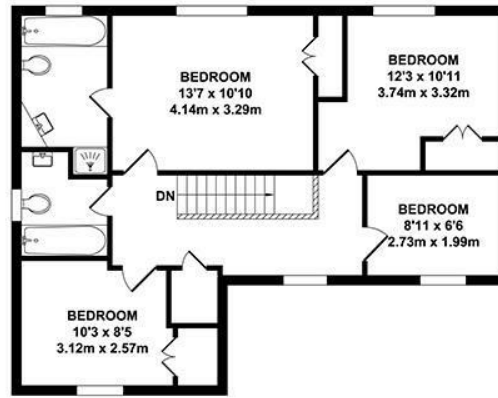
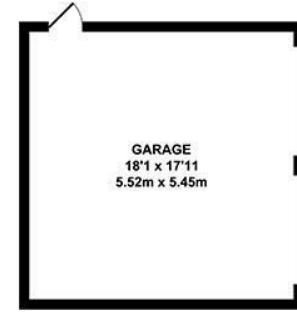


GROUND FLOOR
APPROX. FLOOR AREA
827 SQ.FT.
(76.87 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
666 SQ.FT.
(61.87 SQ.M.)



OUTBUILDING
APPROX. FLOOR AREA
324 SQ.FT.
(30.08 SQ.M.)

TOTAL APPROX. FLOOR AREA 1817 SQ.FT. (168.82 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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01732 522 822
info@khp.me



Blenheim Road
Kings Hill ME19 4RB
Open To Offers £765,000

Tenure: Freehold

Council tax band: G



**** NO ONWARD CHAIN ** PRIVATE REAR GARDEN ** DOUBLE GARAGE ** **SOUGHT AFTER LOCATION****

An attractive 4 bedroom detached home situated in one of Kings Hill favoured locations and providing easy access to the shops and amenities. This impeccably well kept home is ideal for modernisation/those that would love to put their own stamp on a home.

The accommodation comprises of entrance hall, cloakroom, sitting room with feature gas, dining room, family room/study, kitchen/breakfast room and conservatory. To the first floor is the main bedroom with fitted wardrobes and en-suite, three further bedrooms (two of which have built in wardrobes) and family bathroom.

A distinct feature of this home is the private and well stocked rear garden. Other benefits include a detached double garage with electric doors and generous driveway in front of the garages, not to mentioned the manicured front garden.

- Detached Home
- Phase 1 Location
- Ready To Put Your Own Stamp On
- Private L-Shaped Garden
- Double Garage & Generous Driveway
- 4 Bedrooms
- Bathroom, Ensuite & Cloakroom
- 3 Reception Rooms
- Kitchen/Breakfast Room
- NO ONWARD CHAIN



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-101) A			(92-101) A
(85-91) B			(85-91) B
(69-84) C			(69-84) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(23-38) F			(23-38) F
(1-22) G			(1-22) G
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
 No Estate Charges as Phase 1
 Built by Bryant Homes in 1997
 Council Tax Band G
 EPC Rating - TBC
 Alarmed
 Boiler last serviced in July 2024
 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.

