



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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**Hampden Way**  
West Malling ME19 4TE  
Offers Over £1,000,000

Tenure: Freehold

Council tax band: G



IMMACULATELY PRESENTED detached family home occupying a generous plot with TRIPLE GARAGE, located in a quiet cul-de-sack side on to woodlands The property has been extended and undergone various high specification refurbishment works. Rarely does such a property of this size, specification and location become available. This is MUST TO VIEW.

The ground floor comprises of a entrance hall, feature glass/oak staircase, sitting room, dining room, study, third reception room and a large kitchen/diner complete and separate utility room with integral access to the triple garage.

To the first floor is the master bedroom with modern ensuite and a fabulous walk in wardrobe, second ensuite bedroom, 3 further bedrooms and family bathroom.

Externally there is a great size landscaped rear garden with enviable garden outbuilding with power, light and heating. To the front is a resin driveway offering ample parking and access to the triple bay garage (with motorised doors).

- Executive Family Home
- 5 Bedrooms
- 3 Contemporary Bathrooms
- Open Plan Kitchen/Diner
- 4 Reception Rooms
- Southerly Facing, Private Garden
- Triple Garage & Ample Parking
- Modernised Throughout - Quality Finish
- Over 3000sqft



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) A		82	(92 plus) A
(81-91) B	78		(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



#### ADDITIONAL INFORMATION

- Freehold Property
- UPVC Double Glazing (replaced in 2019)
- Gas Central Heating (new boiler)
- New soffits & fascia boards (replaced in 2021)
- New resin driveway
- Bathrooms replaced in 2019
- New bespoke stair case and quality joinery throughout
- Remote control blinds to many windows of the house
- Alarmed and full coverage CCTV
- Two electric car charge points
- Outdoor entertaining gazebo - heated and with led lighting and 2 double sockets
- Council Tax Band G
- EPC Rating C



#### 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.

