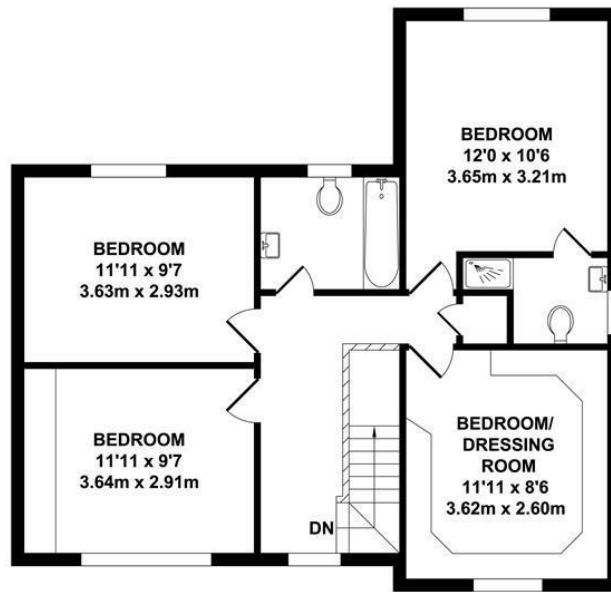
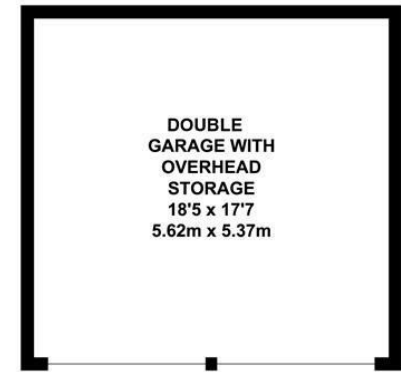


GROUND FLOOR
APPROX. FLOOR AREA
701 SQ.FT.
(65.12 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
690 SQ.FT.
(64.11 SQ.M.)



OUTBUILDING
APPROX. FLOOR AREA
325 SQ.FT.
(30.18 SQ.M.)

TOTAL APPROX. FLOOR AREA 1716 SQ.FT. (159.41 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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01732 522 822
info@khp.me



Atlas Close
Kings Hill ME19 4PS
Guide Price £675,000

Tenure: Freehold

Council tax band: G



A modern 4 bedroom detached family home set back from the road and within close walking distance to Discovery School, the Sports Park and woodland walks. Boasts a DOUBLE GARAGE and driveway for 2 vehicles. NO ONWARD CHAIN by negotiation.

Internally the property comprises entrance hall with storage cupboard, cloakroom, sitting room and sociable open plan kitchen/dining/family room. To the first floor there is a main bedroom with ensuite, 3 further bedrooms (bedroom 4 is currently used as a dressing room) and main bathroom.

Externally there is a SOUTH FACING rear garden mainly laid to lawn with a paved patio seating area and a side gate leading to a double garage. There is boarded loft space in the garage and it benefits from power and light. There are 2 parking spaces in front of the double garage.

- Detached House
- Double Garage & Parking
- South Facing Rear Garden
- Walking Distance To Sport Park, Woodland Walks & Discovery School
- 4 Bedrooms (Bedroom 4 Currently Used As a Dressing Room)
- Ensuite, Bathroom & Cloakroom
- Open Plan Kitchen/Diner/Family Room
- Living Room



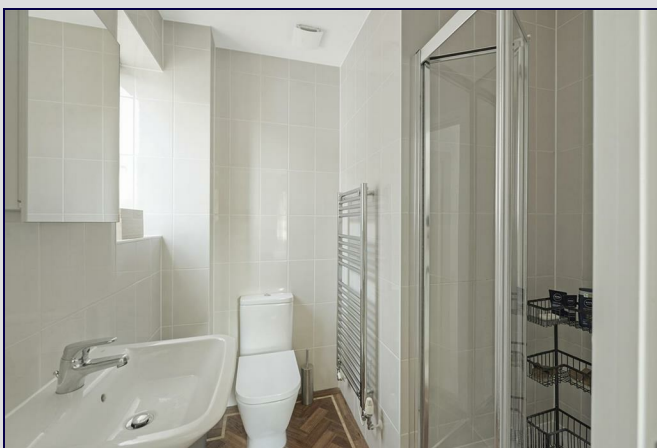
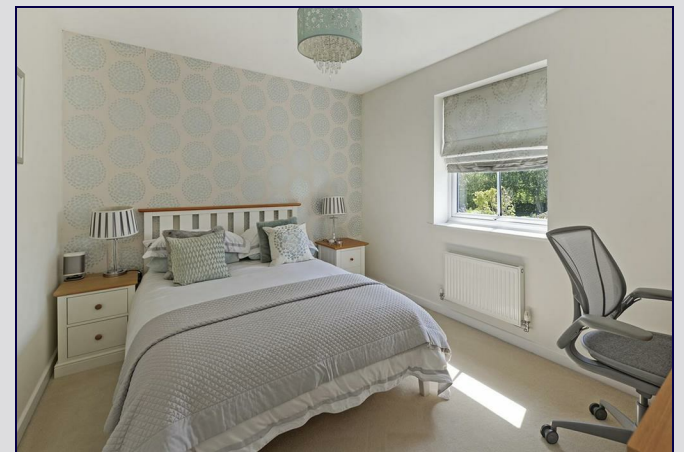
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
(92-101) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	

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 for 2024 - £432pa
 No Second Local Estate Charge
 Built by Taylor Wimpey in 2012
 Council Tax Band G
 EPC Rating - TBC
 Boiler serviced annually (last serviced November 2023)

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.

