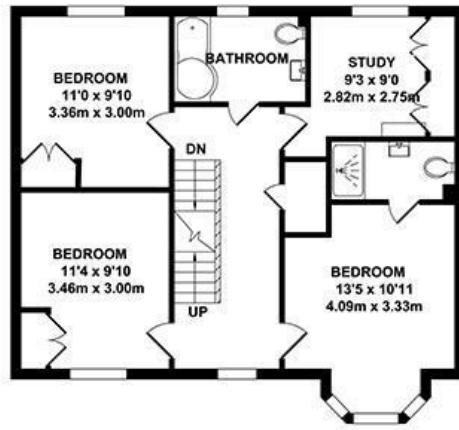
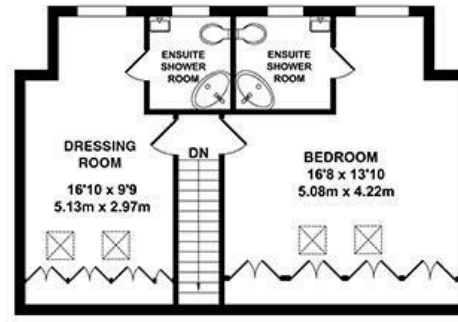


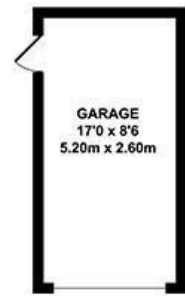
GROUND FLOOR
APPROX. FLOOR AREA
646 SQ.FT.
(60.04 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
646 SQ.FT.
(60.04 SQ.M.)



SECOND FLOOR
APPROX. FLOOR AREA
498 SQ.FT.
(46.30 SQ.M.)



APPROX. FLOOR AREA
146 SQ.FT.
(13.52 SQ.M.)

TOTAL APPROX. FLOOR AREA 1936 SQ.FT. (179.90 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
Offers Over £650,000

Tenure: Freehold

Council tax band: F



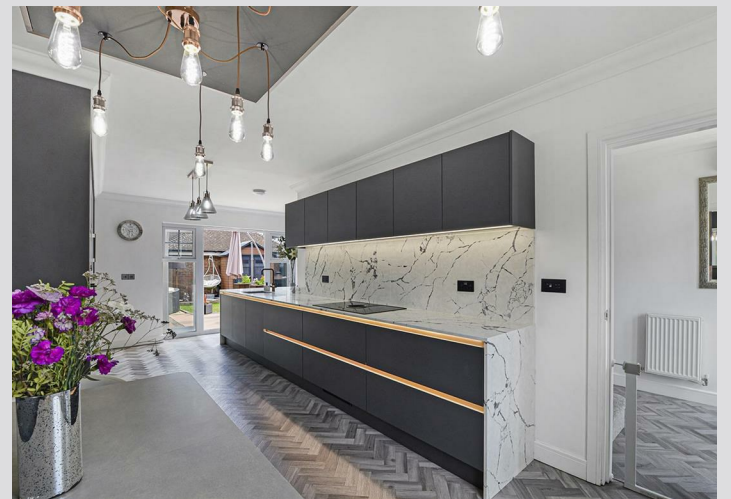
GUIDE PRICE £650,000-£700,000 - A fantastic 4 bedroom detached home in a no-through cul-de-sac. A distinct feature of this home is its **STYLISH** and contemporary décor throughout and its **GENEROUS PARKING** provisions. This home cannot be appreciated unless viewed in person!

The internal accommodation comprises of entrance hall, cloakroom, lounge with attractive feature wall incorporating coffered lighting and a built in bay window storage seat, highly stylish kitchen/diner/family room with doors to the landscaped garden. This space is designed to be the **HEART OF THE HOME** and flows seamlessly with the garden. The kitchen boasts a range of high quality built in appliances and **ATTRACTIVE** feature lighting through the whole space.

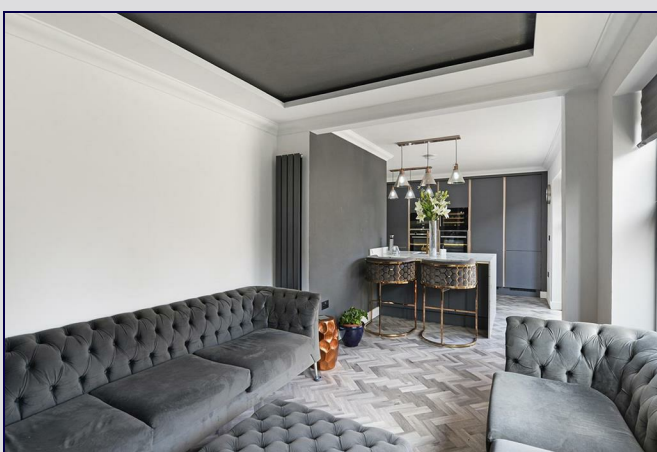
To the first floor are 3 double bedrooms (one being ensuite), a modern family bathroom and a study with built in storage. To the second floor is a superb loft conversion that is currently used as a main bedroom suite - comprising of spacious bedroom, dressing room and his and hers shower rooms. This floor is flooded with natural light thanks to sensor Velux window over the stairwell. This floor could of course be used as two ensuite bedrooms but how **WONDERFULLY INDULGENT** to use this whole floor for yourself!

Externally the property offers a gated driveway for 2 cars, a single garage with up and over door to the front and personal door into the garden and a paved front garden that provides 2 further parking space. The rear garden has been attractively landscaped into a social space and features a hot tub house and garden shed.

- Detached House
- Contemporary Décor and High Specification Finishes Throughout
- Stunning Designer Kitchen/Diner/Family Space
- Sitting Room
- Study
- Main Bedroom Suite with His & Hers Shower Rooms & Dressing Room
- 3 Further Double Bedrooms
- Landscaped Rear Garden
- Single Garage & Easy Parking for 4 Cars



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 82-91 A		Very environmentally friendly - lower CO ₂ emissions 82-91 A	
73-81 B		82-89 B	
69-72 C	73	80-81 C	
65-68 D		77-79 D	
61-64 E		72-76 E	
55-60 F		69-71 F	
45-54 G		64-68 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
Kings Hill Management Charge for 2024 - £432pa
No Second Local Estate Charge
Built by Taylor Wimpey in 2012
Council Tax Band F
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.

