



GARAGE
APPROX. FLOOR AREA
140 SQ.FT.
(13.02 SQ.M.)

GROUND FLOOR
APPROX. FLOOR AREA
677 SQ.FT.
(62.85 SQ.M.)

FIRST FLOOR
APPROX. FLOOR AREA
525 SQ.FT.
(48.79 SQ.M.)

TOTAL APPROX. FLOOR AREA 1342 SQ.FT. (124.66 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.
Zome Media ©2024



01732 522 822
info@khp.me



Porter Avenue
Kings Hill ME19 4QN
Guide Price £495,000

Tenure: Freehold

Council tax band: E



An EXTENDED and IMMACULATELY PRESENTED home. Convenient location offering easy access to local amenities, children play areas, primary schools and woodland walks.

Internally the property comprises entrance hall, cloakroom, contemporary modern kitchen which is OPEN PLAN to the family room/dining room with BI FOLDING DOORS leading onto the garden, utility room and good sized lounge.

To the first floor is the main bedroom with his and hers wardrobes an spacious ENSUITE, two further DOUBLE bedrooms and main bathroom.

Externally there is beautifully landscaped, low maintenance rear garden and a garage and parking in front of it.

- Extended Semi Detached House
- Show Home Condition Throughout
- Open Plan Kitchen/Diner With Bi-Folds to Garden
- Utility Room
- Living Room With Bi-Folds to Garden
- Contemporary Bathroom, Ensuite & Cloakroom
- Garage & Additional Parking
- Plantation Shutters Included



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	89	89
(92-101) A	(92 plus) A	(81-91) B	(81-91) B
(81-91) B	(72-81) C	(69-80) C	(69-80) C
(69-80) C	(55-68) D	(55-68) D	(55-68) D
(55-68) D	(39-54) E	(39-54) E	(39-54) E
(39-54) E	(21-38) F	(21-38) F	(21-38) F
(21-38) F	(1-20) G	(1-20) G	(1-20) G
(1-20) G	Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions

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
 Local Estate Charge (Omnicroft) - £241pa
 Built by Hillreed in 2013
 Council Tax Band E
 EPC Rating - TBC
 Extension & Works carried out in 2022.

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.

