



GROUND FLOOR
APPROX. FLOOR AREA
684 SQ.FT.
(63.57 SQ.M.)

FIRST FLOOR
APPROX. FLOOR AREA
603 SQ.FT.
(55.99 SQ.M.)

SECOND FLOOR
APPROX. FLOOR AREA
433 SQ.FT.
(40.27 SQ.M.)

GARAGE
APPROX. FLOOR AREA
163 SQ.FT.
(15.15 SQ.M.)

TOTAL APPROX. FLOOR AREA 1885 SQ.FT. (175.11 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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Avion Gardens
Kings Hill ME19 4RH
Offers In The Region Of £575,000

Tenure: Freehold

Council tax band: F



Looking for more space? This deceptively spacious 4 bedroom family home is situated in a very sought after location of nestled near the Woodlands and Golf Course. Boasted a GARAGE and allocated parking. Remaining NHBC warranty.

Internally, the accommodation offers entrance hall with two fitted storage cupboards, cloakroom WC, large L shape sitting/garden room and an open plan kitchen/dining room.

To the first floor there is a main bathroom and three double bedrooms with bedroom 2 boasting ensuite shower room. On the second floor a large master bedroom with fitted wardrobes and ensuite shower room and a walk in eves storage cupboard.

Externally there is a landscaped SOUTH FACING rear garden with feature seating area and pretty mature flower bed. There is side gate access too. To the front right-hand side is a single garage enblock and parking space.

- Deceptively Spacious End of Terrace Home
- Arranged Over Three Floors
- 4 Large Bedrooms
- 2 Ensuities, Bathroom & Cloakroom
- Modern Open Plan Kitchen/Diner
- Lounge/Garden Room
- Landscaped South Facing Garden
- Garage & Parking Space
- Close to Woodland Walks & Golf Course



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
86	92		

Energy Efficiency Rating: A (86-91), B (81-85), C (76-80), D (71-75), E (66-70), F (61-65), G (56-60).
 Environmental Impact (CO₂) Rating: A (92 plus), B (87-91), C (82-86), D (77-81), E (72-76), F (67-71), G (62-66).



LOCAL INFORMATION FOR KINGS HILL

Kings Hill is a modern, 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. This American-style of "concept living" has proven very popular and it engenders a strong sense of community among the local residents. 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 and Ashford International. The station is less than 1 mile away. Kings Hill has its own toddlers group, a pre-school nursery, three highly coveted primary schools and a youth club. The range of sports and leisure facilities are excellent. It includes shops, cafes, restaurants, 18-hole PGA championship golf course, David Lloyd health club, sports park, community centre, nature park 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 and Waitrose supermarkets, eateries and further amenities (such as hairdressers, pharmacy, doctors, dentist and much more) can be found.

ADDITIONAL INFORMATION

- Freehold
- Council Tax Band F
- UPVC Double Glazing
- Gas Central Heating
- Kings Hill Management Charge - £432pa
- Local Estate Charge for Avion Gardens (Gateway) - £TBC
- Built by Bellway in 2016
- Remaining NHBC Warranty
- 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.

