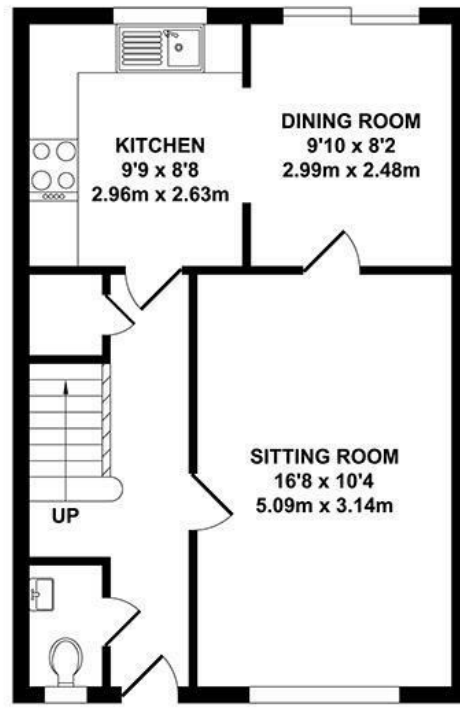
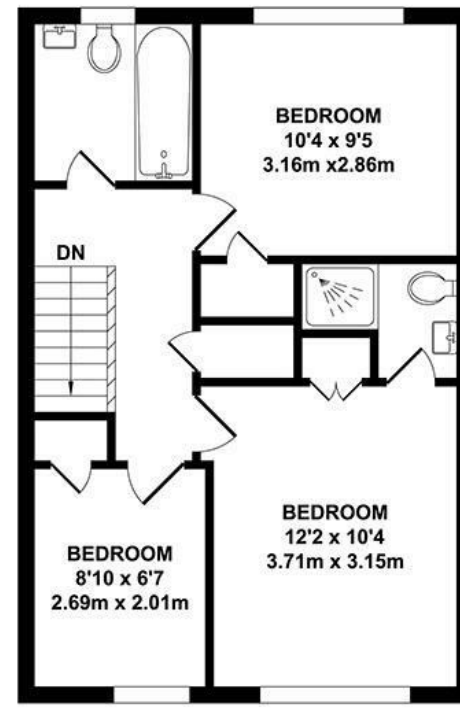


CAR PORT  
16'11 x 8'0  
5.16m x 2.45m  
  
CAR PORT  
APPROX. FLOOR AREA  
161 SQ.FT.  
(15.00 SQ.M)



GROUND FLOOR  
APPROX. FLOOR AREA  
459 SQ.FT.  
(42.62 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
459 SQ.FT.  
(42.62 SQ.M.)

TOTAL APPROX. FLOOR AREA 1079 SQ.FT. (100.24 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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Discovery Drive  
Kings Hill ME19 4GA  
Guide Price £400,000

Tenure: Freehold

Council tax band: E





\*\*\*GUIDE PRICE - 400,000 TO 425,000\*\*\*

NO ONWARD CHAIN - VIEWING HIGHLY RECCOMENDED - A well presented home conveniently located a few minutes away from the Discovery School, woodland walks and the cricket ground. Comes with car barn (with built in storage area) and parking.

The ground floor accommodation comprises entrance hall, cloakroom WC, good sized living room, kitchen/diner to rear with patio doors leading onto the garden. To the first floor is the main bedroom with fitted wardrobe and EN SUITE shower room, second double bedroom with fitted wardrobe, main bathroom and third bedroom with fitted storage cupboard.

Externally there is a sunny rear garden with gate for your convenience leading to your car port and parking.

- Modern & Well Presented Throughout
- Close to Woodland Walks & Cricket Green
- Close to Discovery school
- Open Plan Kitchen/Diner
- Sitting Room
- 3 Bedrooms
- Bathroom, Ensuite & Cloakroom
- SOUTH/EASTERLY Facing Garden
- Carport With Built In Storage & Parking In Front
- NO ONWARD CHAIN



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G
Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions	Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions
76	88		

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 - £360pa  
 Built in 2007  
 Council Tax Band E  
 EPC Rating C