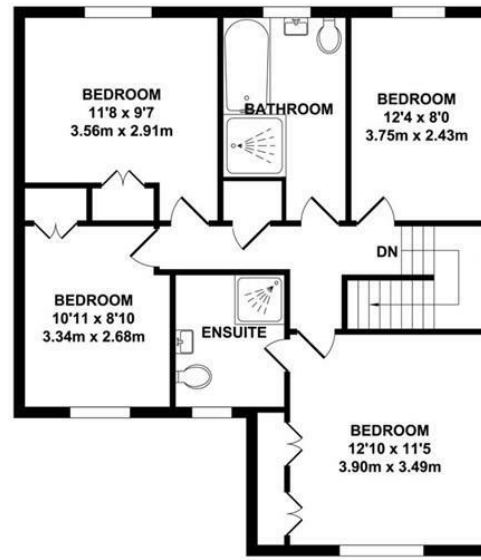


GROUND FLOOR  
APPROX. FLOOR AREA  
850 SQ.FT.  
(78.96 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
755 SQ.FT.  
(70.11 SQ.M.)

TOTAL APPROX. FLOOR AREA 1605 SQ.FT. (149.07 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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info@khp.me



Lambourne Drive  
Kings Hill ME19 4FN  
Offers Over £650,000

Tenure: Freehold

Council tax band: F



GUIDE PRICE - £650,000-£675,000 - An ATTRACTIVE family home situated in a quiet spot within the ever popular phase 1. This well cared for home has much to offer - light, bright accommodation throughout and a good degree of PRIVACY to side and rear thanks to woodlands. Offers easy access to local amenities, primary schools, woodland walks and golf course.

Internally the accommodation comprises entrance hall, cloakroom, kitchen/breakfast room, utility room (integral to garage), dining room and living room. To the first floor you will find the master bedroom with EN SUITE shower room and fitted wardrobes, 3 further good sized bedrooms (two with fitted wardrobes) and a family bathroom.

Externally the property benefits from GARAGE, driveway for 3 cars, front garden and landscaped rear garden that enjoys privacy and an pleasant outlook to Woodland Bridal Path.

- Detached Home
- Private Garden - Enjoying A Leafy Outlook
- 4 Bedrooms
- 2 Bathrooms
- Kitchen/Breakfast Room
- 2 Reception Rooms
- Large Utility Room
- Garage & Driveway for 3 Cars
- Phase 1 Location Close
- Close to Rural Walks/Golf Course Walks



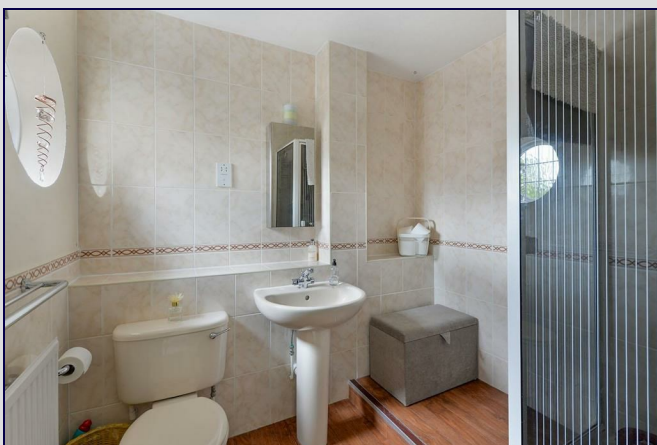
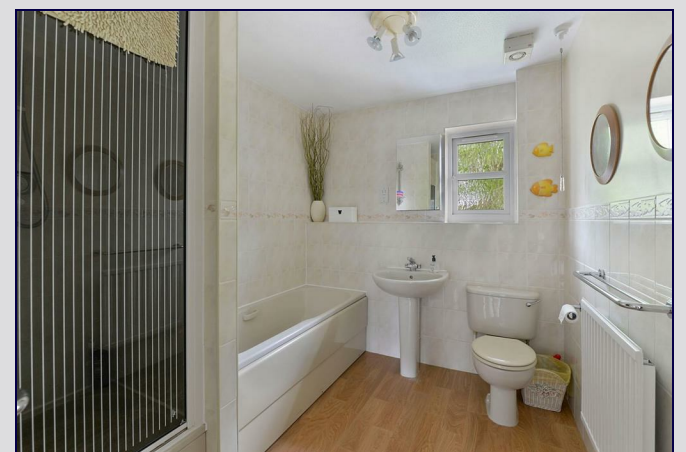
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	A	A
(92-101)	(92-101)	B	B
(81-91)	(81-91)	C	C
(69-80)	(69-80)	D	D
(55-68)	(55-68)	E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

England & Wales EU Directive 2002/91/EC



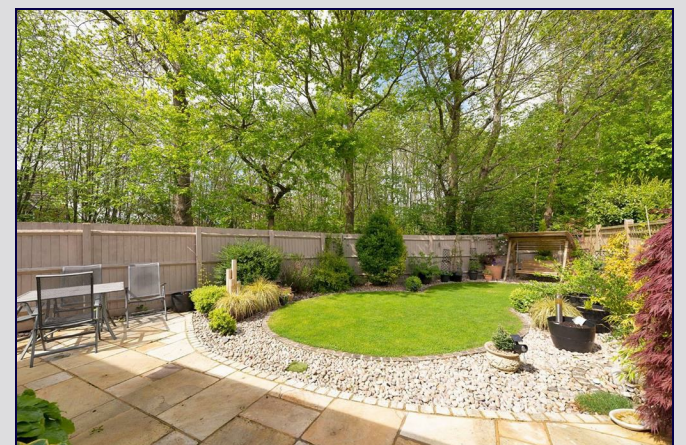
#### LOCAL INFORMATION FOR KINGS HILL

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
- EPC Rating C
- UPVC Double Glazing
- Gas Central Heating (Worcester Boiler)
- Kings Hill Management Charge - N/A as Phase 1
- Built by Countryside in 1996



#### 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.

