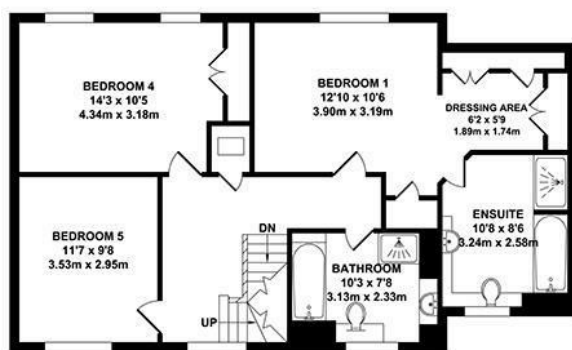
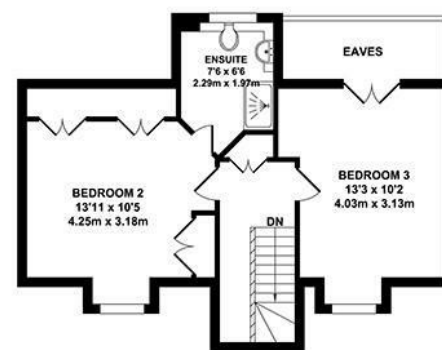


GROUND FLOOR  
APPROX. FLOOR AREA  
1100 SQ.FT.  
(102.22 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
816 SQ.FT.  
(75.78 SQ.M.)



SECOND FLOOR  
APPROX. FLOOR AREA  
455 SQ.FT.  
(42.29 SQ.M.)

TOTAL APPROX. FLOOR AREA 2371 SQ.FT. (220.29 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



Discovery Drive  
Kings Hill ME19 4GA  
Offers Over £800,000

Tenure: Freehold

Council tax band: G





GUIDE PRICE £800,000 to £850,000 - As you approach the property, you'll be captivated by its characterful exterior, which sets it apart from the rest. This impressive detached home conveniently located on Discovery Drive close to amenities, Discovery School and woodland walks.

This home boasts 2 spacious reception rooms, 5 generously sized bedrooms and 3 bathrooms - providing ample space for a growing family or those who love to entertain. This property offers fantastic value for a home of this size and quality.

The tandem garage offers plenty of space for parking and storage, plus you have a driveway in front of the garage.

Don't miss out on the opportunity to view this lovely home!

- Detached Home
- Spacious Tandem Garage
- Characterful Exterior & Set Back from the Road Behind Mature Planting
- Close to Schools and Amenities
- 5 Double Bedrooms
- 3 Bathrooms
- Open Plan Kitchen/Diner
- 2 Reception Rooms
- Utility Room
- New boiler & hot water cylinder in 2022



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	
(91-95) <b>A</b>		(92 plus) <b>A</b>	
(81-90) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
	72		82
England & Wales		England & Wales	
EU Directive 2002/91/EC		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 Charles Church in 2006
- New boiler & hot water cylinder in 2022
- Council Tax Band G
- EPC Rating C

