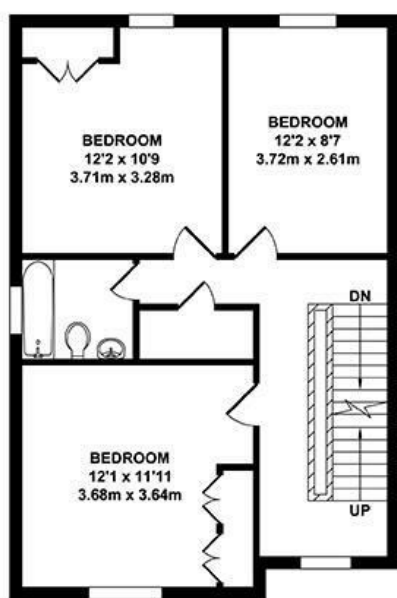
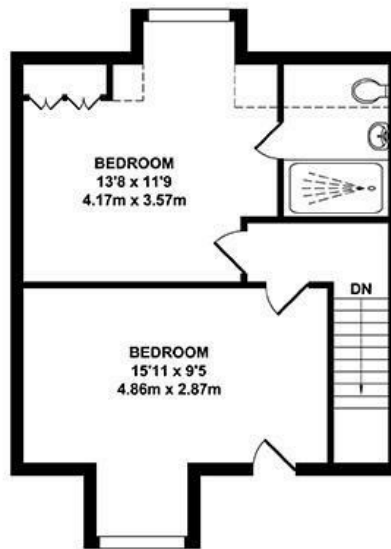


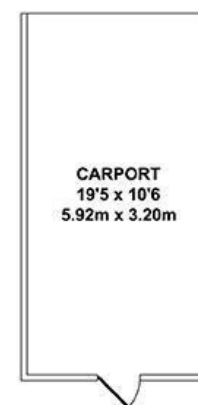
GROUND FLOOR
APPROX. FLOOR AREA
568 SQ.FT.
(52.80 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
574 SQ.FT.
(53.29 SQ.M.)



SECOND FLOOR
APPROX. FLOOR AREA
452 SQ.FT.
(42.02 SQ.M.)



OUTBUILDING
APPROX. FLOOR AREA
191 SQ.FT.
(17.76 SQ.M.)

TOTAL APPROX. FLOOR AREA 1785 SQ.FT. (165.87 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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Monroe Way
Kings Hill ME19 4GN
Guide Price £575,000

Tenure: Freehold

Council tax band: F



****CHAIN FREE****

An IMPRESSIVE and STYLISH family home situated within close proximity to the Cricket Ground and Discovery School.

The accommodation is arranged over three floors with the ground floor comprising entrance hall, contemporary kitchen/dining room, cloakroom and living room with doors to the attractive landscaped garden.

To the first floor there are three double bedrooms and a modern bathroom. The second floor boasts the main bedroom with ensuite and a bonus room which makes an ideal dressing room or 5th bedroom.

Externally there is a beautifully landscaped rear garden, a car barn, allocated parking space and the benefit of additional visitor parking spaces.

- Semi-Detached House
- Great Location - Close to Cricket Green & Woodland Walks
- Modern Décor Throughout
- 4/5 Bedrooms
- Bathroom, Ensuite & Cloakroom
- Kitchen/Dining Room
- Living Room
- Car Barn, Parking Space Plus Visitor Parking
- Landscaped Rear Garden



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	
(92-100) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
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
 Local Estate Charge - £TBC pa
 Built by Bellway in 2015
 Council Tax Band F
 EPC Rating - TBC