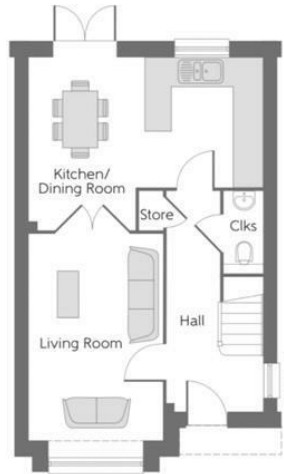




Window to external wall of plots 14 & 24

**First Floor**

Bedroom 1	3.175m x 2.998m <small>(max) (max)</small>
Bedroom 2	3.129m x 3.018m <small>(min) (max)</small>
Bedroom 3	3.504m x 2.139m <small>(max) (max)</small>



Window to external wall of plots 14 & 24

**Ground Floor**

Kitchen/ Dining Room	5.250m x 2.913m <small>(max) (min)</small>
Living Room	4.969m x 2.998m <small>(max) (max)</small>



01732 522 822  
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**Hamilton Way**  
Kings Hill ME19 4XD  
Guide Price £450,000

Tenure: Freehold

Council tax band: D



**\*\*CHAIN FREE\*\*** An attractive and modern 3 bedroom home - built in 2021 and benefitting from remaining NHBC warranty. Boasts parking for two cars and is ready to move straight in. Do not miss out the opportunity to secure this beautiful home! Call to arrange your viewing now!

This contemporary home offers a high specification interior and comprises entrance hall, cloakroom, living room and a fabulous open plan kitchen/dining area (with integral white goods) and doors to the garden.

On the first floor you will find a main bedroom with ensuite, 2 further bedrooms, main bathroom and a cupboard for storage.

To rear of the property, the sellers have landscaped the garden beautifully to make the perfect outside entertaining area, further to this, there is rear access directly to the carport and drive, allowing space for two cars to be parked in tandem.

**\*\*Please note these are library photos\*\***

- NO ONWARD CHAIN
- Modern Décor Throughout
- Car Barn & Parking Space
- Fabulous Kitchen/Diner at the rear of the property
- 3 Bedrooms
- Ensuite, Bathroom & Cloakroom
- Landscaped Rear Garden
- Close to Amenities
- Close to the Linear Park



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
85	97	A	A
(81-84)	(85-88)	B	B
(77-80)	(81-84)	C	C
(73-76)	(77-80)	D	D
(69-72)	(73-76)	E	E
(65-68)	(69-72)	F	F
(61-64)	(65-68)	G	G
(57-60)	(61-64)		
(53-56)	(57-60)		
(49-52)	(53-56)		
(45-48)	(49-52)		
(41-44)	(45-48)		
(37-40)	(41-44)		
(33-36)	(37-40)		
(29-32)	(33-36)		
(25-28)	(29-32)		
(21-24)	(25-28)		
(17-20)	(21-24)		

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 - £TBC pa  
 Council Tax Band D  
 EPC Rating B  
 Built by Bellway in 2021  
 Remaining NHBC Warranty

