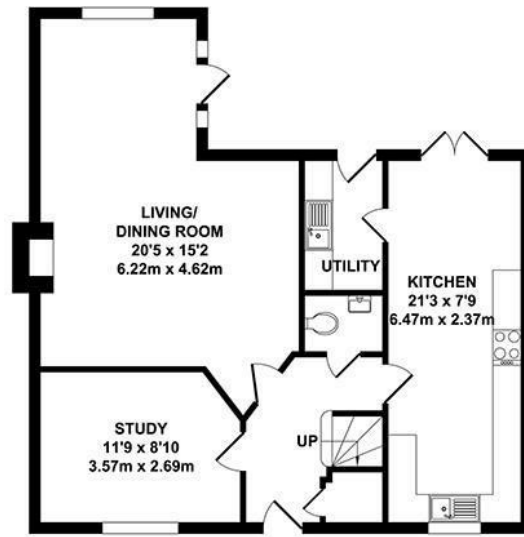
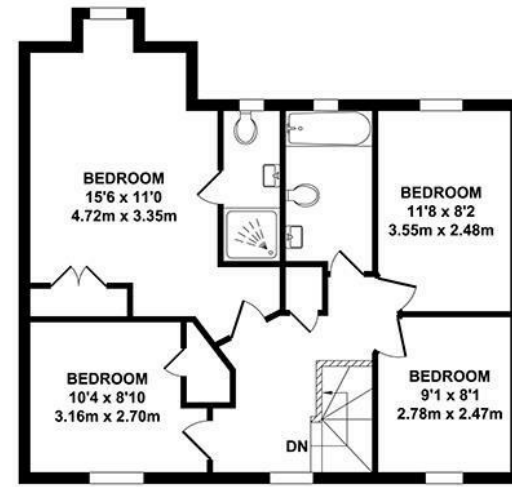




OUTBUILDING  
APPROX. FLOOR AREA  
339 SQ.FT.  
(31.51 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR AREA  
677 SQ.FT.  
(62.86 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
635 SQ.FT.  
(58.96 SQ.M.)

TOTAL APPROX. FLOOR AREA 1650 SQ.FT. (153.33 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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01732 522 822  
info@khp.me



Alderwick Grove  
Kings Hill ME19 4GB  
£2,500

Tenure:

Council tax band: F





A stylishly presented four bedroom detached house occupying a corner position forming part of a small private cul de sac.

Internally the accommodation comprises entrance hall, cloakroom, dining room, large L shape sitting room, modern fitted kitchen/breakfast room and a utility room. To the first floor there is a family bathroom four bedrooms with the master benefiting from a newly fitted en suite shower room.

Externally the property boasts a good sized rear garden, off street parking and a tandem length garage with power & light. Viewing comes highly recommended.

Available early to mid November 2024. A pet may be considered at £25pcm pet rent.

- Detached House
- Tandem Garage
- Excellent Condition Throughout
- Modern Kitchen/Diner
- Spacious Lounge/Diner
- Study/Family Room
- 4 Bedrooms
- Ensuite, Bathroom and Cloakroom



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
(92-101) 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<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

