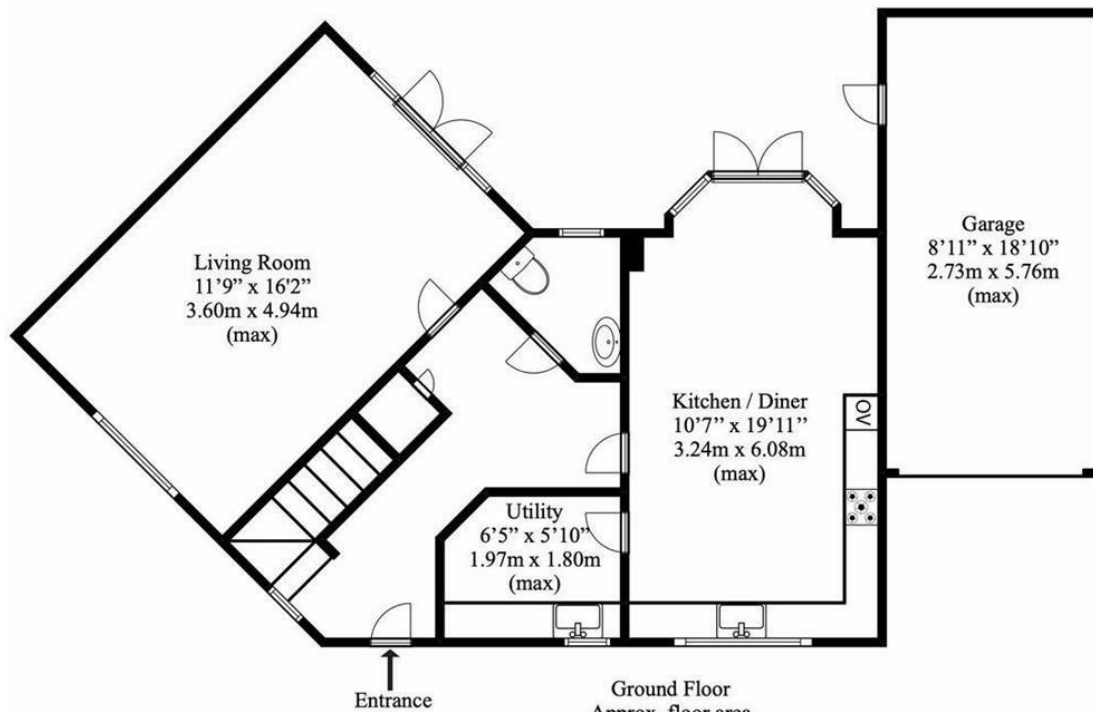
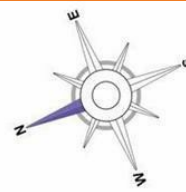
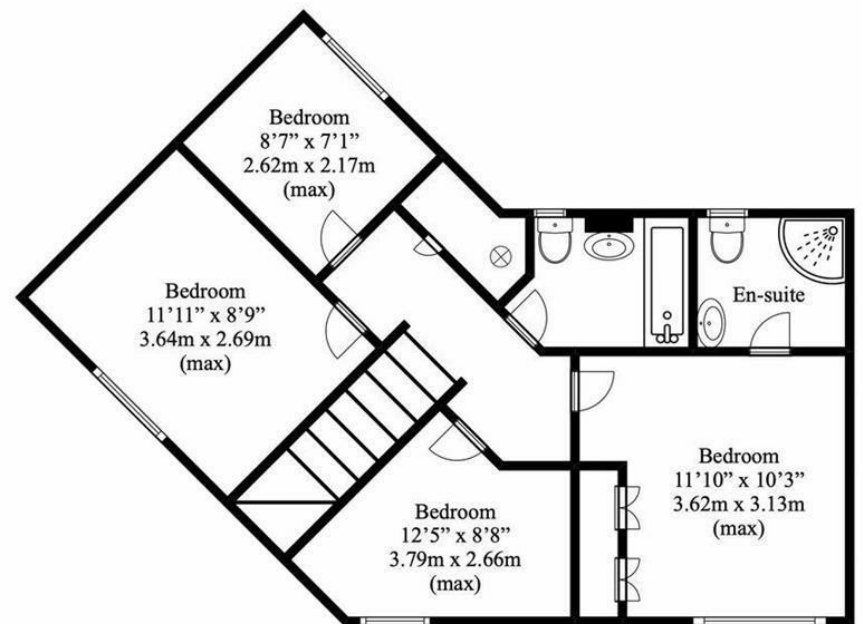


Approx. total  
floor area  
(Incl. Garage)  
1,266 SQ.FT.  
117.75 SQ.M.



Entrance

Ground Floor  
Approx. floor area  
(Incl. Garage)  
726 SQ.FT.  
67.54 SQ.M.



First Floor  
Approx. floor area  
540 SQ.FT.  
50.21 SQ.M.



#### Disclaimer

This floorplan is for illustrative purposes only. We do not accept responsibility for any errors or omissions. The depicted measurements have not been tested, and their operability or efficiency is not guaranteed. Measurements are approximate and not to scale and not precise, and may have been taken from the widest area including and storage spaces. Garages and outbuildings may not be represented in their actual location in relation to the property. Byers are advised to take their own measurements and compass reading. Internal measurements and total areas should be verified, as their accuracy is not guaranteed.



01732 522 822  
info@khp.me



Hazen Road  
Kings Hill ME19 4DF  
Guide Price £450,000

Tenure: Freehold

Council tax band: E





**\*\*COMPLETE CHAIN \*\*GUIDE PRICE £450,000 - £475,000**

A great size 4 bedroom semi-detached home situated in the heart of Kings Hill, walking distance from the centre where you will find the shops, supermarkets, doctor surgery, restaurants and much more. Well presented and offers the potential to convert the garage (if desired) into more living space as it is located against the house.

The ground floor accommodation comprises of spacious hallway, generous sized kitchen/diner, utility room, cloakroom and dual aspect lounge. Both Kitchen/diner and lounge have direct access through French doors into the landscaped, low maintenance garden.

To the first floor is a main bedroom with ensuite and built in wardrobes, 3 further bedrooms and a family bathroom.

Externally this home has a single garage and driveway that accommodates two cars comfortably.

- Semi-Detached House
- Single Garage & Driveway For 2 Vehicles
- Beautifully Landscaped Rear Garden
- Living Room
- Spacious Kitchen/Diner
- Utility Room
- Modern Bathroom, Ensuite & Cloakroom
- 4 Bedrooms
- Planning Permission to Convert Garage

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	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <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>	
(43-54) <b>E</b>		(43-54) <b>E</b>	
(31-42) <b>F</b>		(31-42) <b>F</b>	
(13-30) <b>G</b>		(13-30) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	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 E  
EPC Rating C  
UPVC Double Glazing  
Kings Hill Management Charge - £432pa  
Local Estate Charge - £70pa  
The garage has boarded out space in roof  
Light and power in the loft of the house  
Planning permission granted to convert the garage - application ref 23/03018 - <https://planning.agileapplications.co.uk/tmbc/application-details/156501> - drawings available upon request.

**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.

