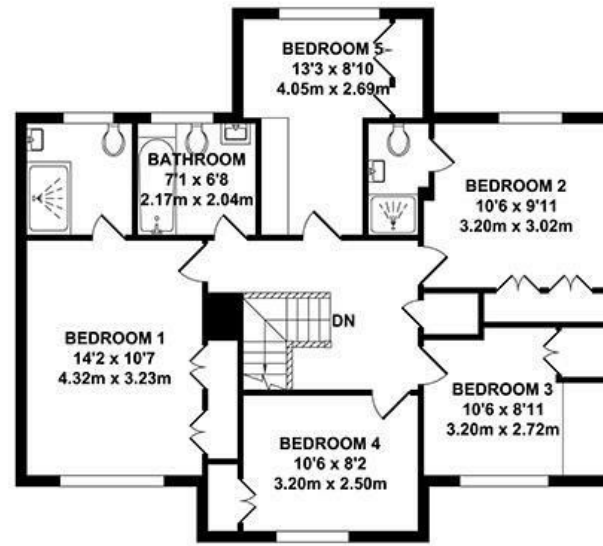
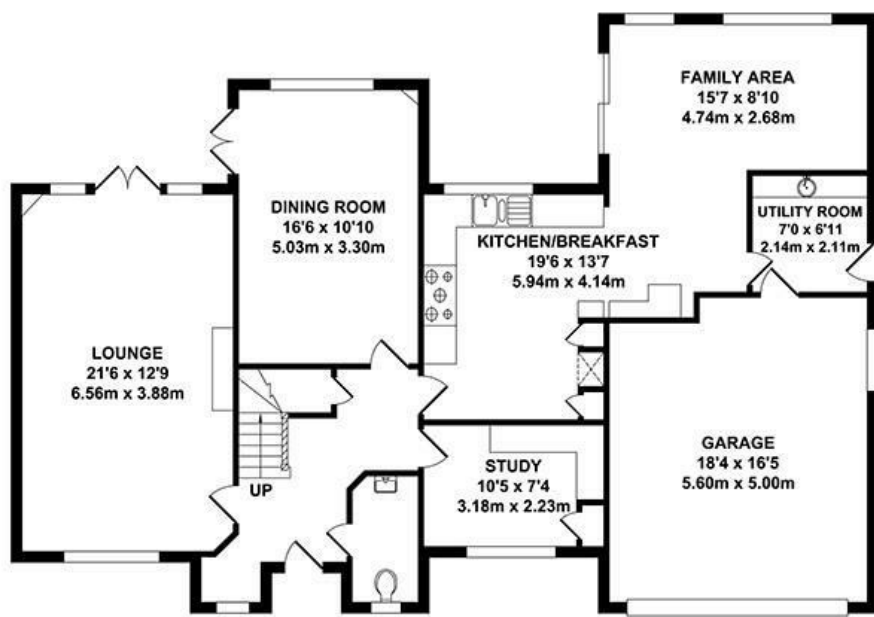


TOTAL APPROX. FLOOR AREA 2475 SQ.FT. (229.94 SQ.M.)

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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Alton Avenue
Kings Hill ME19 4ND
Offers Over £1,000,000

Tenure: Freehold

Council tax band: G



A RARE FIND - highly sought after cul-de-sac close to the GOLF COURSE. Excellent size plot (just under 1/4 acre) boasting AMPLE PARKING and a larger than average rear garden. This attractive executive home offers 5 bedrooms, 3 bathrooms, 3 reception rooms, study and open plan kitchen/breakfast/family room. The utility room offers the convenience of integral access to the DOUBLE GARAGE. We recommend viewing at your earliest convenience to appreciate the location and versatile family accommodation on offer.

The accommodation comprises: entrance hall, cloakroom, sitting room with feature gas fire, second reception room, study, kitchen/breakfast/family room and utility room with integral access to the double garage.

To the first floor you will find a main bedroom with modern ensuite shower room, second bedroom also with ensuite shower room, 3 further bedrooms an a family bathroom. All bedrooms have the benefit of built in wardrobes.

Externally there is a good size rear garden that boasts a great deal of privacy with summer house/gazebo pavilion currently used as a home gym and hot tub area (the hot tub is included). There is a double garage with electric doors, a driveway for ample parking, electric car charger and large front garden.

- Attractive Detached House
- Front Outlook to Golf Course
- Highly Sought After, Quiet Location
- 5 Bedrooms (All with built in wardrobes)
- 2 Ensuites, Bathroom & Cloakroom
- 2 Reception Rooms & Study
- Open Plan Kitchen/Breakfast/Family Room
- Fabulous Garden with Summerhouse & Gazebo/Hot Tub Area
- Double Garage (With Electric Doors) & Ample Parking

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 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(43-54) E		(43-54) E	
(31-42) F		(31-42) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
68	78		
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
Built by Charles Church in 2002
Council Tax Band G
EPC Rating D
New Boiler in 2021 (Regularly Serviced)
Alarmed
Electric Car Charger Included

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.

