

TOTAL APPROX. FLOOR AREA 1291 SQ.FT. (119.95 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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Bramley Way
Kings Hill ME19 4BD
Offers In The Region Of £425,000

Tenure: Freehold

Council tax band: D



This 3 bedroom home is situated in the sought after area of phase 1 Kings Hill. Its cul-de sac location adds to its appeal, allowing you to enjoy its peaceful surroundings, convenient access to local parks such as the pippin green, which is a stone throw away. Furthermore, the property is tucked right at the very end of the road benefiting from a great deal of privacy, and plenty of parking at ease.

Internally, the property offers versatile living blended with a cosy atmosphere and various modern touches.

On the ground floor, you will discover firstly, how the theme of convenience continues, with a downstairs toilet, a modern kitchen that has been renovated to a high standard and benefits from high quality built in appliances, solid quartz worktops, a Quooker tap (also known as an instant boiling tap/ hot tap). This family home also benefits from Amtico herringbone flooring that runs from the kitchen into the living room. The generous sized living room also has a fitted media wall, and direct access into the conservatory which makes a great playroom / dining room.

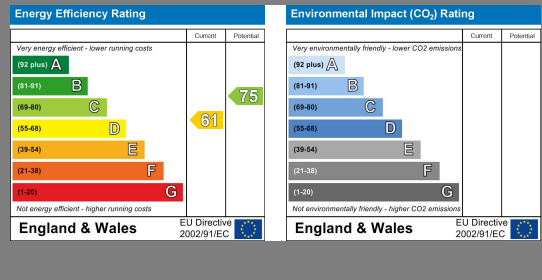
The first floor only adds to how impressive this family home is, with 2 double bedrooms, one with fitted wardrobes, built made to measure by Kent Wardrobes, and a family bathroom.

The 2nd floor is a perfect example of practicality, with another double bedroom and a fantastic space for a study / 4th bedroom / guest room.

Externally, the property has a low maintenance garden with side access, a shared driveway for two cars, and a EV charging point outlet.

Call now to arrange your viewing of this impressive home!

- SOLD BY KHP
- Study
- Shared driveway
- Well presented modern kitchen
- Built in appliances (Neff / Bosch and AEG Dishwasher)
- Amtico flooring throughout Kitchen and living room
- EV charging outlet
- Downstairs toilet
- 3 Double bedrooms
- Phase 1 (No service charges)



ADDITIONAL INFORMATION

Freehold
No management charges
Council Tax Band - D
EPC Rating - D

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.

