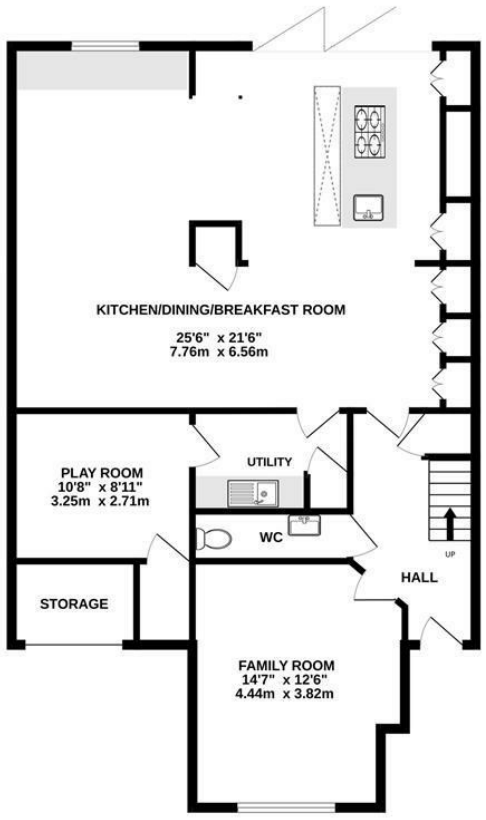
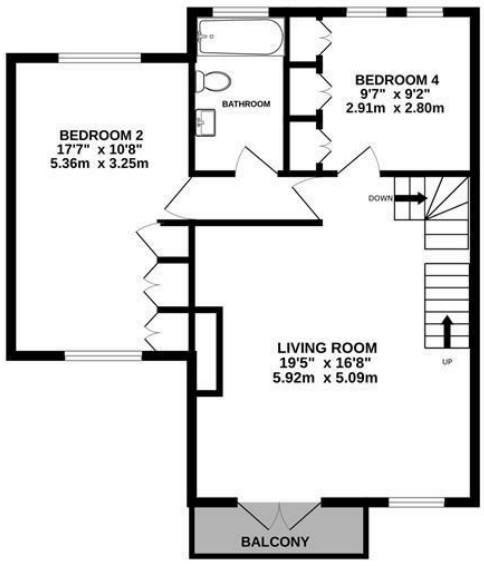
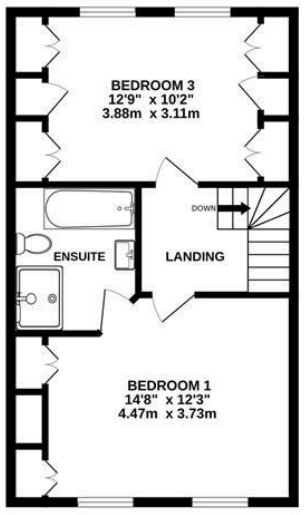
GROUND FLOOR
1081 sq.ft. (100.4 sq.m.) approx.



1ST FLOOR
671 sq.ft. (62.4 sq.m.) approx.



2ND FLOOR
484 sq.ft. (44.9 sq.m.) approx.



APPROX TOTAL AREA 2236 SQ.FT / 207.7 SQ.M

TOTAL FLOOR AREA : 2236 sq.ft. (207.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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The Property Ombudsman

KHP
www.khp.me

01732 522 822
info@khp.me

OnTheMarket.com

rightmove

Zoopla.co.uk
Smarter property search

Bovarde Avenue

Kings Hill ME19 4EF

Offers Over £750,000

Tenure: Freehold

Council tax band: G

KHP
www.khp.me

A modern, HIGH SPECIFICATION link-detached town house with the rare benefit of 4 PARKING SPACES. In excess of 2200sqft this home offers excellent space for any family. Being set over the 3 floors also gives it great versatility. Refurbished from top to toe by the present owners, there is not a thing you need to do to this home! The property is situated behind mature hedging giving it a great feeling of privacy but equally is conveniently located for easy access to all of Kings Hill's amenities.

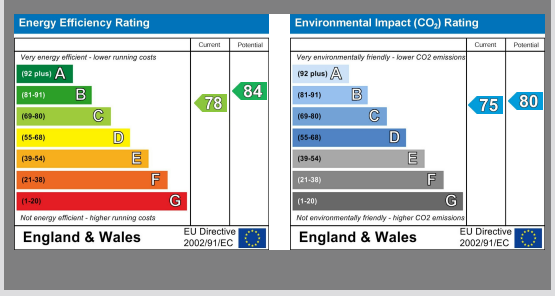
Internally the accommodation comprises entrance hall, study/family room, cloakroom, utility room, playroom and an IMPRESSIVE open plan kitchen/dining/family room with bi-fold doors to garden. The kitchen is a distinct feature of this home - not only for the superb specification but the extensive amount of storage, high calibre appliances and contemporary mood/feature lighting.

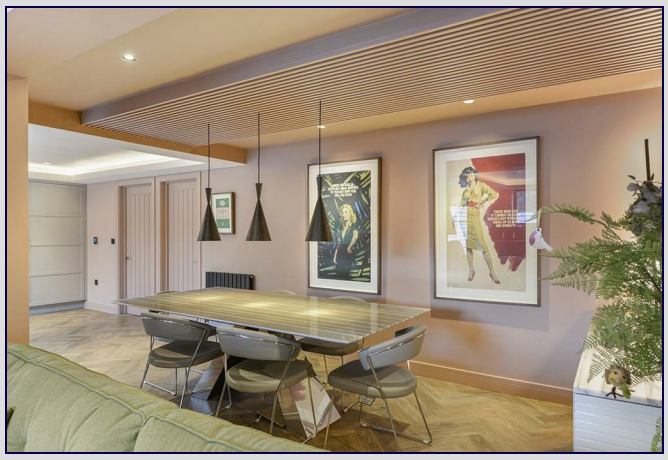
To the first floor is a formal lounge with balcony, two double bedrooms and a main bathroom. To the second floor is a main bedroom with ensuite and further large bedroom. All bedrooms have fitted wardrobes.

Externally the property offers a generous frontage which provides off road parking for 4 vehicles, side access with a bin store area and easy to maintain rear garden with decked seating areas and artificial grass. The garage has been partially converted for internal space but retains a portion for storage and is accessed via an electric roller door.

If you want a contemporary styled home with nothing to do and great parking amenities - this is the one to to view!

- Fantastic Link-Detached Town House
- Extensively Refurbished Throughout
- Incredibly High Specification Kitchen/Diner/Family Room
- 2 Reception Rooms & Study
- Utility Room
- 4 Double Bedrooms
- Contemporary Ensuite, Bathroom & Cloakroom
- Parking for 4 Cars
- Easy to Maintain Garden
- Convenient Location for All Local Amenities





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
Kings Hill Management Charge for 2025 - £370 plus VAT.
Local Estate Charge - N/A
Built by David Wilson Homes - approximately 2002
Council Tax Band G
EPC Rating C
The property offers 2 loft spaces (both partly boarded)
New boiler/mega flow heating system in 2016
UPVC Double Glazing in 2018
Rewired in 2016
Extended & New High Spec Kitchen

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.