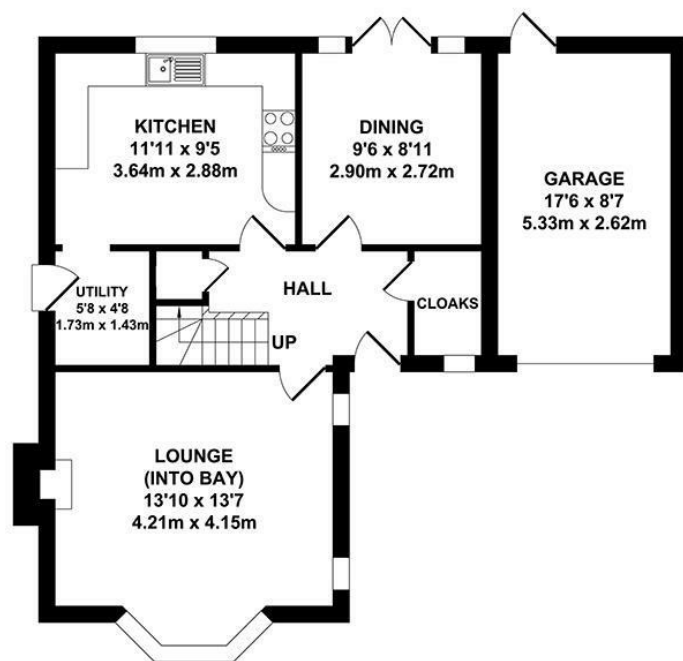
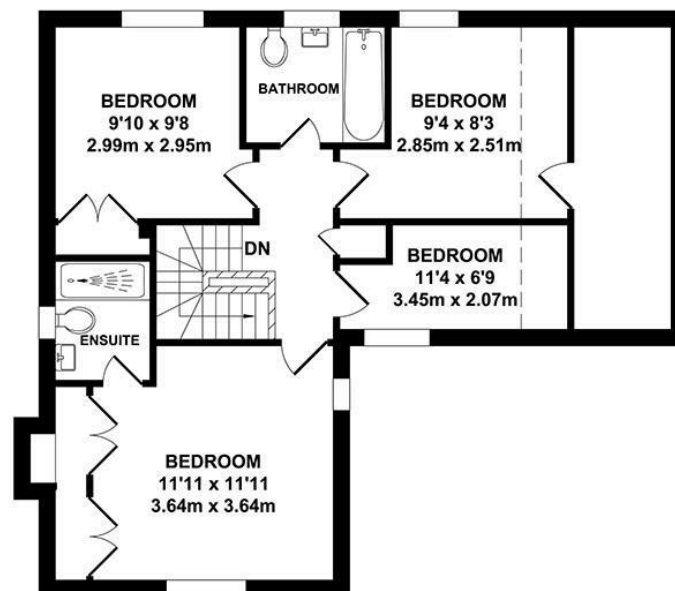




GROUND FLOOR
APPROX. FLOOR AREA
645 SQ.FT.
(59.96 SQ.M.)



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

TOTAL APPROX. FLOOR AREA 1281 SQ.FT. (118.97 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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Mitchell Road
Kings Hill ME19 4RF
Guide Price £600,000

Tenure: Freehold

Council tax band:



***PHASE 1 *** Well presented 4 bedroom detached home on the ever popular Phase 1 of Kings Hill. Single garage and driveway. Great size rear garden with mature screening to provide privacy.

Internally this property comprises of a kitchen with utility room, dining room, and generous sized lounge with a characterful bay window.

On the first floor, there are 4 good size bedrooms. The main bedroom is situated in the front of the house, which benefits from an ensuite and fitted wardrobes. Bedroom 2 also has built in wardrobes. There is also a good size landing, storage cupboard and good size family bathroom.

Externally, the property has a generous garden for Kings Hill, side access and driveway to the front.

CALL NOW TO ARRANGE YOUR VIEWING!

- Detached House
- Phase 1 Location
- Immaculately Kept
- Modern Kitchen (Replaced in 2022)
- Utility Room
- 2 Reception Rooms
- 4 Bedrooms (2 Doubles & 2 Singles)
- Bathroom, Ensuite (Replaced in 2022) & Cloakroom
- Garage With Electric Door, Driveway & Good Size Rear Garden

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	
(48-54) E		(48-54) E	
(39-47) F		(39-47) F	
(31-38) G		(31-38) G	
(1-20)		(1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
69	80		
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 - N/A as Phase 1.
Built by Bryant Homes in 1998 - Victoria Model
Council Tax Band F
EPC Rating - TBC
Loft boarded with ladder
Alarmed

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.

