



TOTAL APPROX. FLOOR AREA 1253 SQ.FT. (116.41 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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Royal Crescent
Kings Hill ME19 4SX
Offers Over £525,000

Tenure: Freehold

Council tax band: F



A nearly new, 3 DOUBLE BEDROOM detached home situated on a GENEROUS PLOT. Set back from the main Park Drive road it boasts a larger than average rear garden, ENCLOSED CAR BARN and PARKING FOR 3 CARS. Located a stone throw from the Linear Park and a short walk to the orchards and woodlands. NO ONWARD CHAIN.

Internally the property comprises entrance hall, modern kitchen/dining room, dual aspect sitting room with attractive feature wall and cloakroom W/C. To the first floor is a main bedroom with ensuite, 2 further double bedrooms and a main bathroom.

Externally there are two neatly maintained front garden flower beds, a great size rear garden with back gate leading to your parking area and enclosed car barn.

- Detached House (In excess of 1250sqft)
- Beautifully Appointed, Modern Home
- Enclosed Car Barn & Parking for 3 Cars
- Larger Than Average Rear Garden
- Modern Kitchen/Diner
- Bright Sitting Room
- 3 Double Bedrooms
- Ensuite, Bathroom & Cloakroom
- Remaining NHBC Warranty
- NO ONWARD CHAIN

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
85	95		

Energy Efficiency Rating: A (85-92), B (74-84), C (69-73), D (65-68), E (55-64), F (47-54), G (35-40).
Environmental Impact (CO₂) Rating: A (81-91), B (69-80), C (55-68), D (39-54), E (21-38), F (11-20), G (1-10).

England & Wales 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 2025 - £370 plus VAT.
Local Estate Charge (First Port) - £352pa
Built by Bellway in 2022
Remaining NHBC Warranty
Council Tax Band F
EPC Rating B

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.

