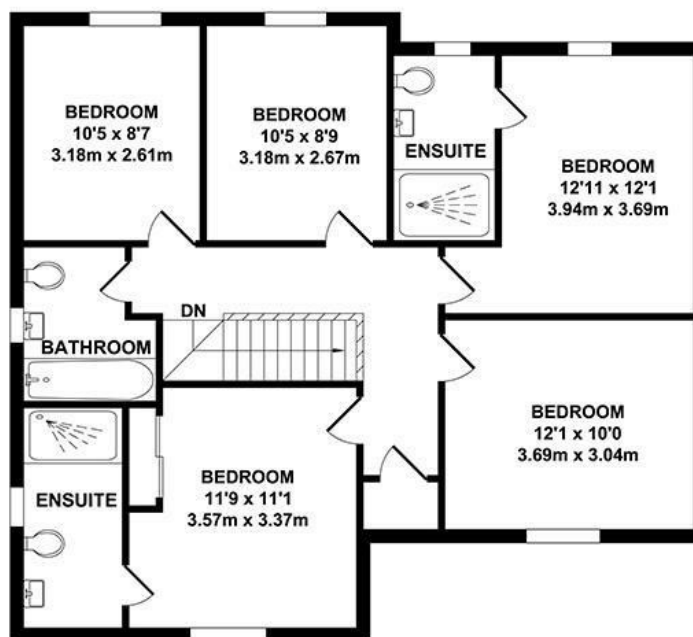


GROUND FLOOR
APPROX. FLOOR AREA
861 SQ.FT.
(80.02 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
853 SQ.FT.
(79.27 SQ.M.)



CAR PORT
220 SQ.FT
(20.22 SQ.M.)

TOTAL APPROX. FLOOR AREA 1934 SQ.FT. (179.51 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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Waterloo Walk
Kings Hill ME19 4QS
Offers Over £725,000

Tenure: Freehold

Council tax band: G



FABULOUS HOME! Well proportioned and IMMACULATELY presented. This five bedroom detached home fronts the attractive Waterloo Walk park and green space. Conveniently located for Discovery School, Kings Hill Sports Park and woodland walks.

The ground floor accommodation comprises a spacious hallway, living room with feature bay window, a study, cloakroom, family room, modern kitchen/diner and utility room. The ground floor enjoys connectivity to the garden from the family room, the kitchen/diner and utility room.

To the first floor you will find 5 DOUBLE bedrooms (2 of which are ensuite) and a family bathroom.

Externally their is a very pleasant rear garden that wraps around two sides of the garden, making it larger than the average Kings Hill garden. Landscaped and enjoying sun in different areas throughout the day. The property boasts a FABULOUS OUTLOOK to the front being a highly landscaped greenspace and residents park. The property benefits from a car barn and parking space to the rear.

EPC is A Rated!

- Detached Executive House
- Attractive Outlook to Manicured Park Area
- 5 Bedrooms
- 2 Ensuities, Bathroom & Cloakroom
- Open Plan Kitchen/Diner
- 3 Reception Rooms
- Good Size Wrap Around Garden
- Parking for Two Cars
- Benefits from Solar Panels for FREE ELECTRICITY
- Close to Discovery School, Parks & Woodland Walks

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Potential		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	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	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 (Gateway) - £302pa
Built by Bellway in 2013
Council Tax Band G
EPC Rating B
Solar Panels
Loft - boarded with ladder

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.

