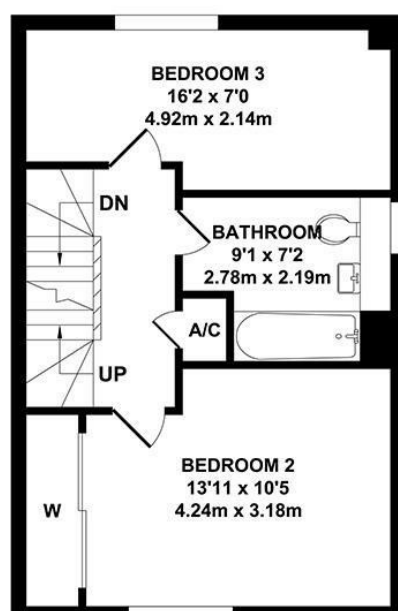
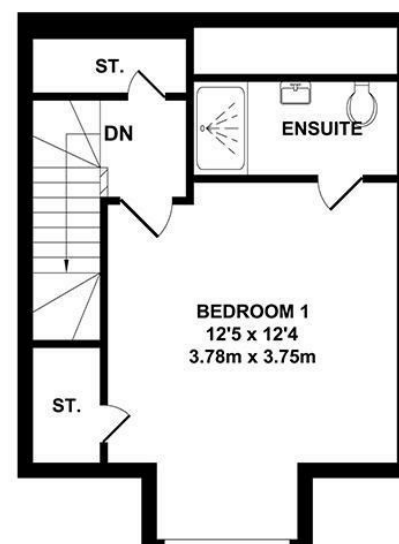


GROUND FLOOR
APPROX. FLOOR AREA
448 SQ.FT.
(41.65 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
404 SQ.FT.
(37.55 SQ.M.)



SECOND FLOOR
APPROX. FLOOR AREA
326 SQ.FT.
(30.29 SQ.M.)

TOTAL APPROX. FLOOR AREA 1179 SQ.FT. (109.49 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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Edington Way
Kings Hill ME19 4SW
Asking Price £440,000

Tenure: Freehold

Council tax band: D



CHAIN FREE

A fantastic size 3 bedroom semi detached home arranged over 3 floors. Being just 2 years old it is the perfect home for anyone wanting generous bedrooms sizes and modern décor! The property is conveniently located walking distance of the lovely Linear Park and also provides easy access to shops, gyms, schools and amenities of Kings Hill..

Internally the accommodation comprises entrance hall, coat cupboard, cloakroom, modern kitchen with integral appliances and lounge/dining room.

To the first floor are two fantastic size bedrooms and the main bathroom. To the second floor is a large main bedroom with en-suite and further storage cupboard that is used as walk in wardrobe by the current owners.

Externally the property has parking for two/ three vehicles to the side of the property and enjoys an easy to maintain rear garden.

- Spacious Semi-Detached House
- Only 2 Years Old - Very Modern Throughout
- Arranged over 3 floors
- 3 Generous Bedrooms
- En-suite, Bathroom and Cloakroom
- Good size garden
- Parking for 2/3 cars
- Very Close to the Linear Park
- Remaining NHBC Warranty
- Short Distance to Shops & Amenities

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> <div>84</div>		<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> <div>94</div>	
England & Wales		England & Wales	



ADDITIONAL INFORMATION

Freehold
Kings Hill Management Charge for 2024 - £432pa
Local estate charge - TBC
Built by Latimer in 2022
Remaining NHBC Warranty
Council Tax Band D
EPC Rating B

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.

