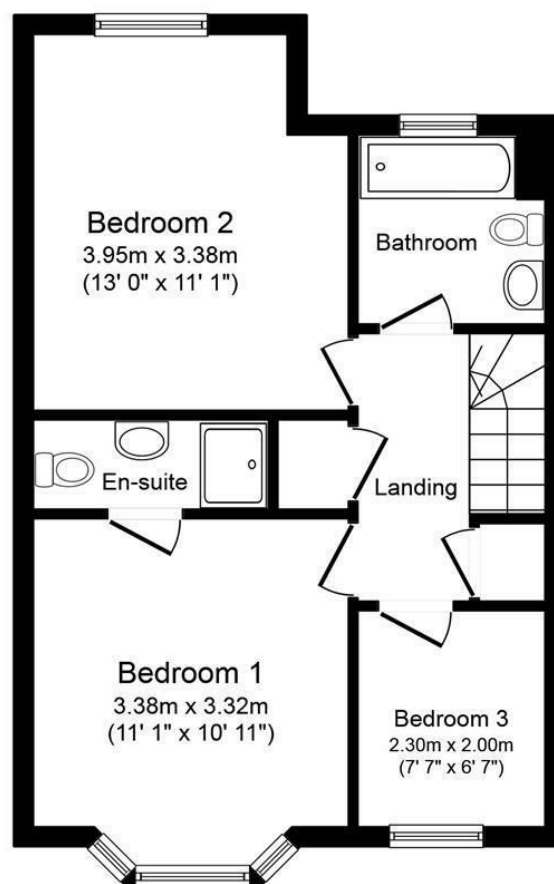


**Ground Floor**

Floor area 44.0 sq. m. (474 sq. ft.) approx



**First Floor**

Floor area 44.0 sq. m. (474 sq. ft.) approx



Floor area 88.0 sq. m. (947 sq. ft.) approx

Plan is for illustration purposes only and may not be representative of the property.  
Created for Kings Hill Properties.

Produced by [www.keyagent.co.uk](http://www.keyagent.co.uk)



01732 522 822  
[info@khp.me](mailto:info@khp.me)



**Emerald Walk**  
Kings Hill ME19 4FY  
Offers Over £425,000

Tenure: Freehold

Council tax band: E





**\*\*NO ONWARD CHAIN\*\* \*\*GREAT SIZE HOME (950sqft)\*\* \*\*GARAGE, CAR PORT & ABILITY TO PARK IN FRONT\*\***

A fantastic three bedroom terraced house forming part of a private walkway. To one end is a delightful park/green space surrounded by mature trees and landscaping.

Internally the accommodation comprises entrance hall, cloakroom, sitting room, modern kitchen which has an open archway to the dining room. To the first floor there is a main bedroom with ensuite, a very spacious second bedroom, a third bedroom and family bathroom.

Externally there is a rear garden with access leading to a garage, car port and additional parking. The front aspect is a distinct feature of this home, being a beautifully maintained walkway that leads to Emerald Park one end and Beacon Avenue the other. This is a great location for access to woodland walks, the Sports Park and Discovery School.

The property will be freshly painted and new carpets laid prior to completion of the sale (See Agent's Note)

- Great Size Terraced House (950sqft)
- Garage, Car Port & Ability to Park In Front
- Private Walk Way Location
- Modern Kitchen Open to Dining Room
- Living Room
- 3 Bedrooms
- Bathroom, Ensuite & Cloakroom
- Rear Garden
- NO ONWARD CHAIN
- Property Can Be Freshly Painted and New Carpets Laid (See Agent's Note)

| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |
|---|-------------------------|---|-------------------------|
|   | Potential               |   | Potential               |
| Very energy efficient - lower running costs |                         | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |
| (92 plus) <b>A</b>                          |                         | (92 plus) <b>A</b>  |                         |
| (81-91) <b>B</b>                            |                         | (81-91) <b>B</b>  |                         |
| (69-80) <b>C</b>                            |                         | (69-80) <b>C</b>  |                         |
| (55-68) <b>D</b>                            |                         | (55-68) <b>D</b>  |                         |
| (39-54) <b>E</b>                            |                         | (39-54) <b>E</b>  |                         |
| (21-38) <b>F</b>                            |                         | (21-38) <b>F</b>  |                         |
| (1-20) <b>G</b>                             |                         | (1-20) <b>G</b>   |                         |
| Not energy efficient - higher running costs |                         | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC | <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |



**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.  
No Local Estate Charge  
Built by Hillreed  
Council Tax Band E  
EPC Rating C  
The front garden is partially maintained by managing agent. Owner is responsible for first 1m from house.

**AGENT'S NOTE**

Please note the internal photos are library images. There are no material changes but the property will be furnished differently.

As the property has been rented the décor and carpets are tired. The owner is happy to agree refresh these. A purchaser may choose their preferred paint colour and carpet/vinyl colours and the owner will carry out the change of carpets, vinyl and redecoration between exchange and completion as part of the sale price. They will also replace the bathroom and cloakroom towel radiators in chrome or white (as per purchaser's preference).

**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.

