

Ground Floor

Approx. 79.9 sq. metres (762.9 sq. feet)



First Floor

Approx. 57.5 sq. metres (619.5 sq. feet)



The Property
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Goldings Close
Kings Hill ME19 4BE
£2,300 PCM

Tenure:

Council tax band: F

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A beautifully presented detached family home in the highly sought after Phase 1 of Kings Hill. Located in a quiet cul-de-sac with little passing traffic. and boasting a wonderfully private, mature rear garden.

Internally the property comprises entrance hall, coat cupboard, sitting room, spacious family/dining room, modern kitchen, integral access to garage with utility area and cloakroom. To the first floor is a main bedroom with fitted wardrobes and ensuite, 3 further bedrooms and family bathroom.

Externally there are attractive front and rear gardens. Private driveway and single garage.

Available now. Sorry no pets. Can offer short or longer term let (6 or 12 months).

- Detached House
- Lovely, Mature Garden
- Single Garage & Driveway
- Modern Kitchen
- 2 Reception Rooms
- 4 Bedrooms
- Ensuite, Bathroom & Cloakroom
- AVAILABLE NOW
- SORRY NO PETS

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	
(43-54) E		(43-54) E	
(31-42) F		(31-42) F	
(15-30) G		(15-30) 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
Council Tax Band E
EPC Rating D
Gas Central Heating

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.

