

OUTBUILDING
APPROX. FLOOR AREA
220 SQ.FT.
(20.40 SQ.M.)

GROUND FLOOR
APPROX. FLOOR AREA
462 SQ.FT.
(42.95 SQ.M.)

FIRST FLOOR
APPROX. FLOOR AREA
456 SQ.FT.
(42.35 SQ.M.)

TOTAL APPROX. FLOOR AREA 1138 SQ.FT. (105.70 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.
Zome Media ©2025



01732 522 822
info@khp.me



Park Drive
Kings Hill ME19 4XX
Offers Over £450,000

Tenure: Freehold
Council tax band: E



A nearly new semi-detached home situated in Phase 3 of Kings Hill just a stone throw from the lovely Orchard Park and a short walk to the orchards and woodland trails. REMAINING NHBC WARRANTY. Modern décor and finishes throughout. Can be NO ONWARD CHAIN by negotiation.

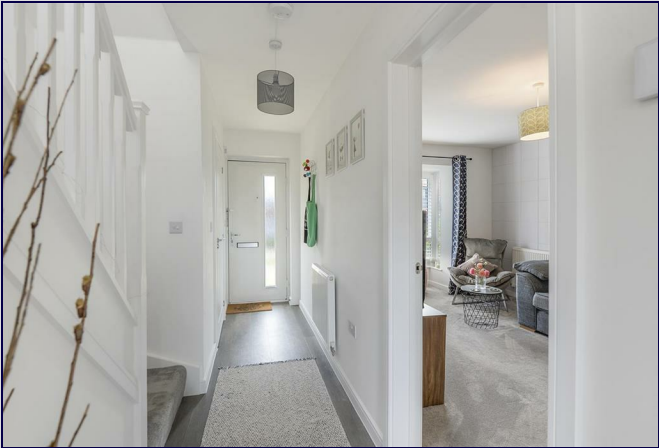
Internally the property comprises entrance hall, kitchen/breakfast room (with full range of integral appliances) and doors to the garden, living room, cloakroom. To the first floor is a main bedroom with EN SUITE, 2 further bedrooms, a main bathroom and two handy storage cupboards on the landing.

Externally there is a front garden, easy to maintenance rear garden with storage shed, external tap and power socket. For your convenience there is a rear gate from the garden leading to your car barn and parking space to the rear. There is ample visitor parking in Sunrise car park next to the property.

- Modern Semi Detached Home
- Built in 2022 - Remaining 10 Year NHBC Warranty
- Immaculate Condition Throughout
- Stones Throw from Orchard Park & Woodlands
- 3 Double Bedrooms
- Bathroom, Ensuite & Cloakroom
- Contemporary Kitchen/Diner
- Living Room
- Car Barn & Parking Space
- NO ONWARD CHAIN by negotiation

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--------------------------|-----------|--|-----------|
| Current | Potential | Current | Potential |
| 85 | 96 | | |

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 - £420pa
Local Estate Charge (Remus) - £205pa
Built by Bellway in 2022. The Chandler model.
Remaining 10 Year NHBC Warranty.
Council Tax Band E
EPC Rating B
GFCH (Boiler serviced and under warranty)
UPVC windows with plantation shutters
Kitchen appliances include oven, gas hob, fridge/freezer, dish washer and washing machine.

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.

