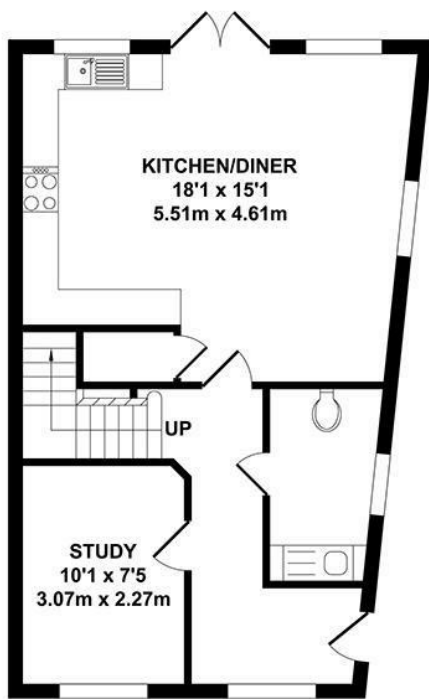
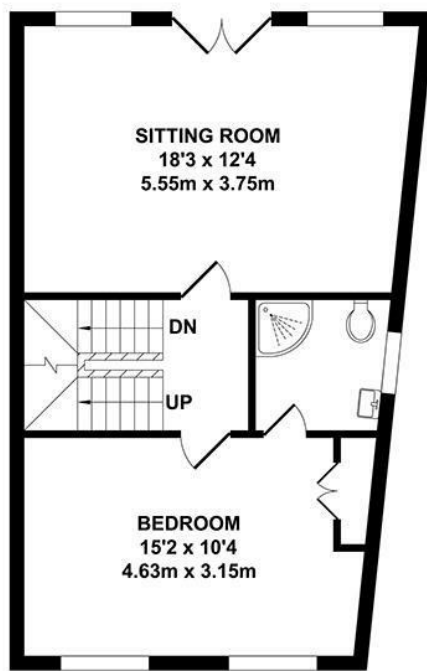
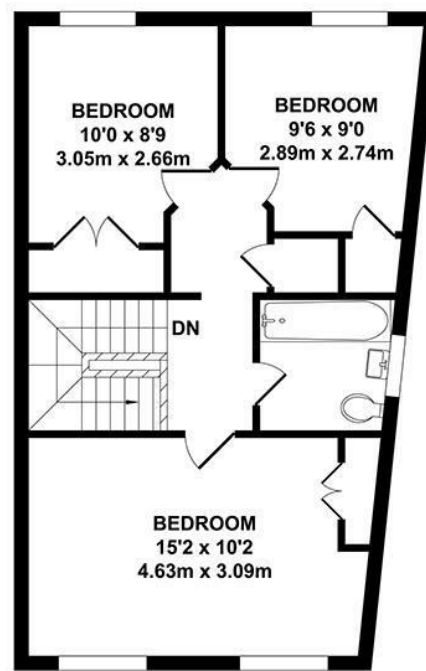




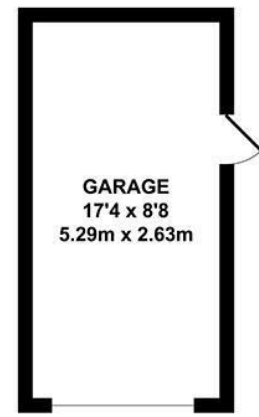
GROUND FLOOR  
APPROX. FLOOR AREA  
485 SQ.FT.  
( 45.10 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
485 SQ.FT.  
( 45.10 SQ.M.)



SECOND FLOOR  
APPROX. FLOOR AREA  
485 SQ.FT.  
( 45.10 SQ.M.)



OUTBUILDING  
APPROX. FLOOR AREA  
150 SQ.FT.  
(13.91 SQ.M.)

TOTAL APPROX. FLOOR AREA 1606 SQ.FT. (149.21 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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info@khp.me



Beacon Avenue  
Kings Hill ME19 4QL  
Open To Offers £535,000

Tenure: Freehold

Council tax band: F



A Georgian style town house forming part of a prestigious crescent development on the door step to the lovely Orchard Park. Garage & parking. SOUTH FACING rear garden.

This versatile family home offers well proportioned rooms. The ground floor comprises a spacious entrance hall, study, cloakroom W/C with utility area and open plan kitchen/dining/family area. To the first floor is a formal sitting room with Juliette balcony, a main bedroom with fitted wardrobes and ensuite shower room. To the second floor are three further bedrooms (all with fitted wardrobes) and a family bathroom.

Externally there is a south facing rear garden, single garage, gated parking for one vehicle and the ability to informally park another in front of your gates/garage.

- Town House
- Located Next to Orchard Park
- South Facing Rear Garden
- Garage & Gated Parking Space
- 4 Good Size Bedrooms
- Ensuite, Bathroom & Cloakroom
- Lounge with Juliette Balcony
- Open Plan Kitchen/Diner/Family Room
- Study
- Pretty Walkway to Side That Will Lead You To The Shops

| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating |                                                                 |         |                         |
|---------------------------------------------|---------|------------------------------------------------|-----------------------------------------------------------------|---------|-------------------------|
| Very energy efficient - lower running costs | Current | Potential                                      | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential               |
| (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>                                                 |         |                         |
| 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 - £444pa.  
Local Estate Charge (Omnicroft - £230pa  
Built in 2013  
Council Tax Band F  
EPC Rating B

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.

