

GROUND FLOOR  
APPROX. FLOOR AREA  
534 SQ.FT.  
(49.61 SQ.M.)

FIRST FLOOR  
APPROX. FLOOR AREA  
534 SQ.FT.  
(49.61 SQ.M.)

TOTAL APPROX. FLOOR AREA 1068 SQ.FT. (99.22 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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01732 522 822  
info@khp.me



Beacon Avenue  
Kings Hill ME19 4LH  
£2,000 PCM

Tenure:

Council tax band: F





A well presented 3 bedroom detached home located close to local amenities, primary schools, woodland walks and sports park. The front enjoys an outlook to Orchard Park.

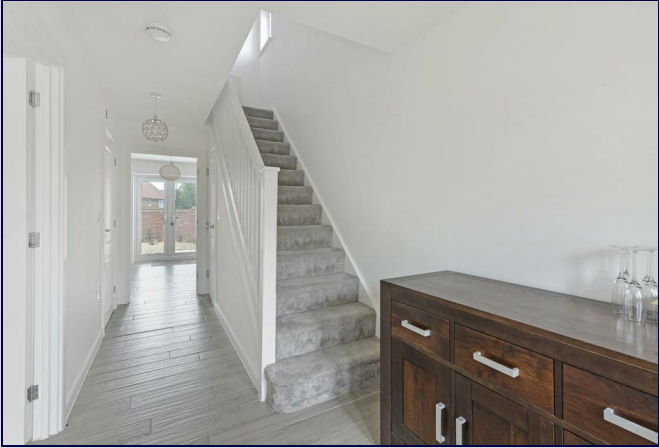
The ground floor accommodation comprises entrance hall, Living room, cloakroom W/C, kitchen/diner with Doors to garden and utility room. To the first floor you will find the main bedroom with ensuite, 2 further bedrooms and a family bathroom.

Externally there is a rear garden and parking for 2 cars in front of the garage.

Available from Late July 2025. Sorry No Pets. Please note the garage is NOT included in the tenancy.

- Detached House
- Modern Condition
- Open Plan Kitchen/Diner
- Living Room
- Utility Room
- 3 Bedrooms
- Ensuite, Bathroom & Cloakroom
- Driveway
- Available Late July 2025
- Sorry No Pets

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



**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 F  
EPC Rating B  
Gas Central Heating  
UPVC Double Glazing

**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.

