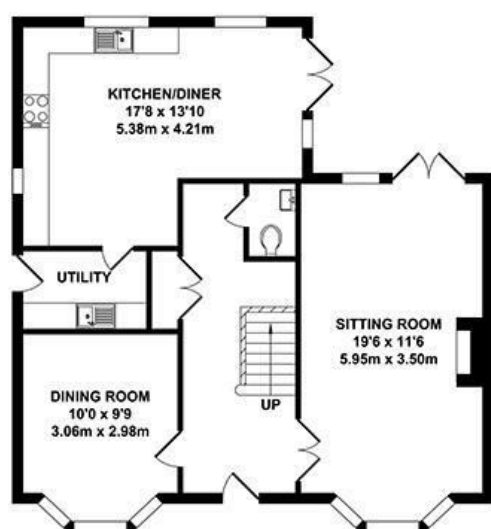
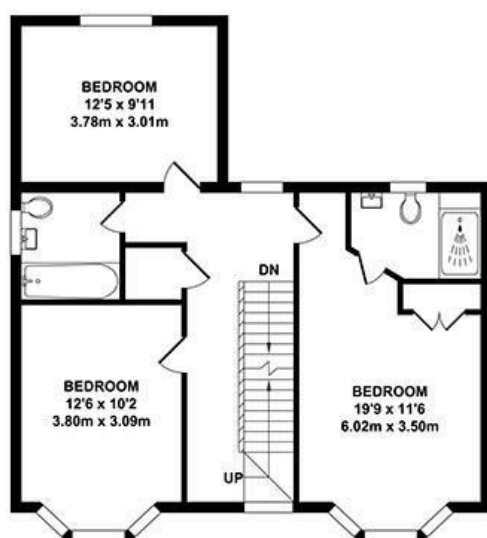
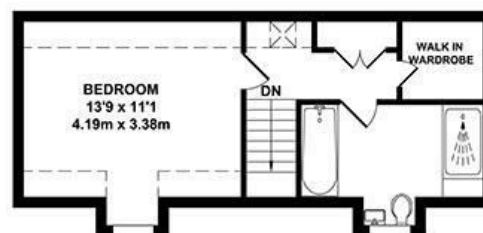




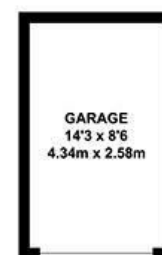
GROUND FLOOR
APPROX. FLOOR AREA
762 SQ.FT.
(70.76 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
718 SQ.FT.
(66.70 SQ.M.)



SECOND FLOOR
APPROX. FLOOR AREA
334 SQ.FT.
(31.00 SQ.M.)



OUTBUILDING
APPROX. FLOOR AREA
121 SQ.FT.
(11.20 SQ.M.)

TOTAL APPROX. FLOOR AREA 1934 SQ.FT. (179.66 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



Ames Way
Kings Hill ME19 4HU
Asking Price £560,000

Tenure: Freehold

Council tax band: G



****CHAIN FREE****

This detached home offers fantastic value for money and is located stones throw from the Liberty Square shops and amenities. It boasts 4 DOUBLE BEDROOMS and a garage.

Set over 3 floors, this spacious family home has much to offer. As you enter the property you will be greeted by a generous size hallway which provides access to two reception rooms. The living room enjoys a dual aspect arrangement allowing the light to pour through the room. The second reception room is ideal as a family room or traditional dining room. There is also a downstairs W/C, a large kitchen/diner and utility room.

The first floor offers ample space, with 3 double bedrooms and a family bathroom. The main bedroom provides an ensuite and fitted wardrobes.

On the 2nd floor is a superb bedroom suite comprising of large bedroom, a walk in wardrobe, bathroom and further built in storage.

Externally, the property has a courtyard garden and side access directly to its garage and driveway which can be found at the rear of the home.

• CHAIN FREE

• Detached

• Spacious Home Set Over 3 Floors (Just under 2000sqft)

• Garage & Driveway to the Rear

• 4 Double Bedrooms

• 2 Bathrooms, Ensuite & Cloakroom

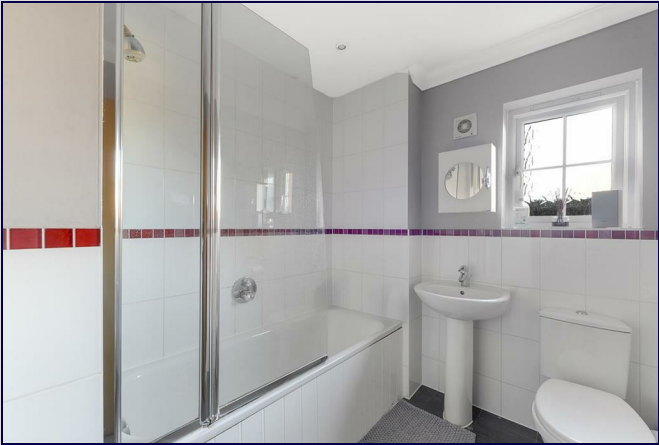
• 2 Reception Rooms

• Kitchen/Diner

• Utility Room

• Close Walking Distance to Amenities

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(48-54) E			(48-54) E		
(39-47) F			(39-47) F		
(31-38) G			(31-38) G		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions			
England & Wales		England & Wales			
EU Directive 2002/91/EC		EU Directive 2002/91/EC			



ADDITIONAL INFORMATION

Freehold
Kings Hill Management Charge for 2024 - £440pa
Local Estate Charge - £600pa
Built by Crest Nicholson in 2005
Council Tax Band G
EPC Rating C

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.

