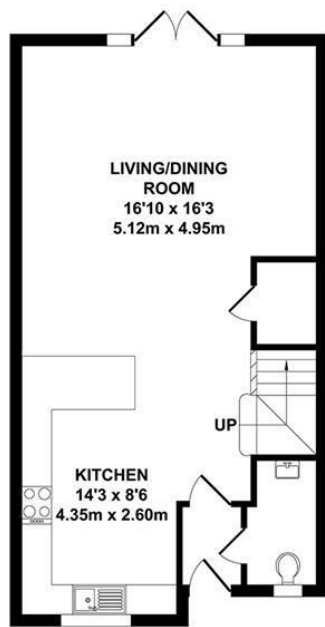
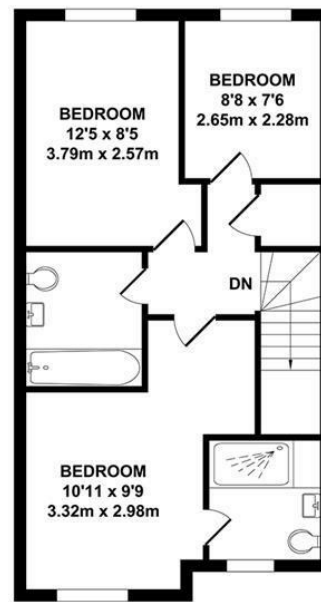




GROUND FLOOR
APPROX. FLOOR AREA
497 SQ.FT.
(46.20 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
497 SQ.FT.
(46.20 SQ.M.)

TOTAL APPROX. FLOOR AREA 995 SQ.FT. (92.40 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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Baddlesmere Drive
Kings Hill ME19 4SF
Guide Price £450,000

Tenure: Freehold

Council tax band: E



****GUIDE PRICE £450,000 - £475,000** COMPLETE CHAIN****

A well presented 3 bedroom semi detached home is situated in Countryside's most recent development on Kings Hill. Conveniently located a stone throw away from local parks and walking distance from Valley Invicta School and local shops. The property is also just a couple of minutes drive (or approx 20-30 mins walk) to West Malling mainline train station.

Internally the property offers entrance hall, cloakroom and a spacious kitchen/living space - ideal for those that enjoy open plan and social living. The first floor greets you with a generously sized landing and built in storage, main bedroom with modern ensuite, 2 further bedrooms and family bathroom.

Externally the property has driveway with parking for one car and lovely mature garden.

- Semi-Detached House
- Modern Decor & High Specification Finishes
- Fabulous Open Plan Kitchen/Living Area
- 3 Bedrooms
- Bathroom, Ensuite & Cloakroom
- Easy Access to West Malling Train Station
- Close To The Onsite Park & the Lovely Orchard Park
- Mature Rear Garden
- Driveway
- Remaining NHBC Warranty

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	84	(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(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	



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 - £300pa
Built by Countryside in 2019/2020
Council Tax Band - E
EPC Rating - B
Remaining NHBC Warranty

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.

