



**TOTAL APPROX. FLOOR AREA 2223 SQ.FT. (206.51 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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**Bramley Way**  
Kings Hill ME19 4BD  
Open To Offers £850,000

Tenure: Freehold

Council tax band: F



**LOCATION! LOCATION! LOCATION!** A beautifully presented 4 bedroom detached home located in a tucked away position, surrounded by mature tree line, on the highly sought after Phase 1 of Kings Hill. The generous plot is a distinct feature of this home, as is the **COMPLETE PRIVACY** the rear garden offers. This home is one to view to be fully appreciated. **NO ONWARD CHAIN.**

Internally the accommodation comprises a entrance hall, cloakroom, dining room, living room, **STUNNING ORANGERY** that links the living room space to the kitchen, modern kitchen/breakfast area and a spacious family room. To the first floor you will find the main bedroom with ensuite, second bedroom with ensuite, 2 further bedrooms and an modern family bathroom. 3 bedrooms benefit from built in storage/wardrobes.

Externally there is a private driveway, a mature front garden and ample scope to create even further parking. There is an up and over door to the double garage. To the rear is a wrap around garden with a mature tree lined boundary that provides complete peace and privacy in your rear garden. There is a side gate from the front to the rear.

- Detached House
- Lovely Plot with Complete Privacy
- Ample Parking
- Huge Orangery
- Modern Kitchen
- 3 Reception Rooms
- 4 Bedrooms
- 2 x Ensuites, Bathroom & Cloakroom
- Planning Permission to Convert Loft
- **NO ONWARD CHAIN**






Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(A1-81)	<b>A</b>		
(82-91)	<b>B</b>		
(92-100)	<b>C</b>		
Not energy efficient - higher running costs			
(D1-48)	<b>D</b>		
(49-54)	<b>E</b>		
(55-64)	<b>F</b>		
(65-80)	<b>G</b>		
EU Directive 2002/91/EC		74	77

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(A1-81)	<b>A</b>		
(82-91)	<b>B</b>		
(92-100)	<b>C</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
(D1-48)	<b>D</b>		
(49-54)	<b>E</b>		
(55-64)	<b>F</b>		
(65-80)	<b>G</b>		
EU Directive 2002/91/EC		74	77



#### 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  
No Local Estate Charge a Phase 1

Built 1997

Council Tax Band F

EPC Rating - TBC

Property has planning permission to convert the loft. Drawings available upon request.

#### 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.

