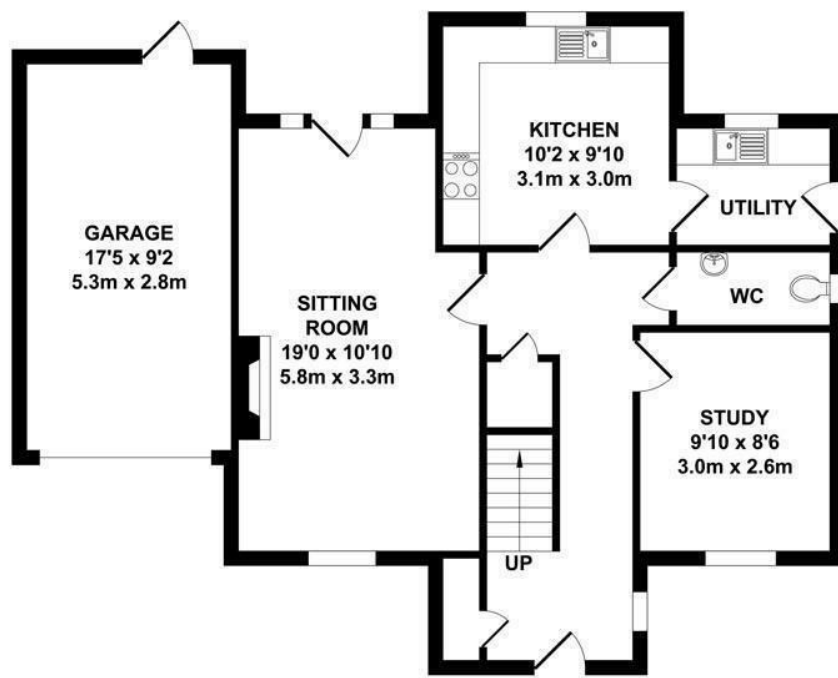
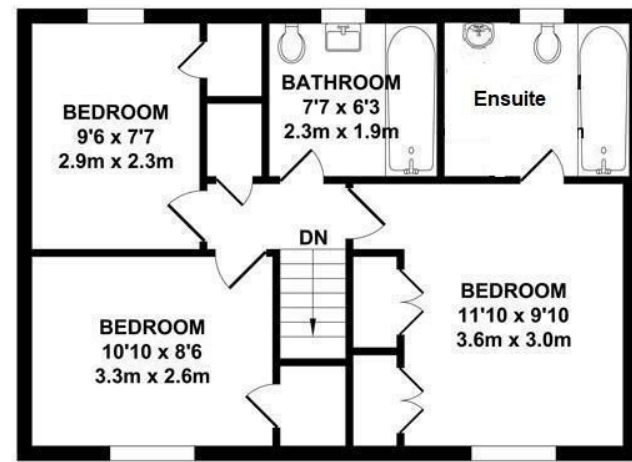




GROUND FLOOR
APPROX. FLOOR AREA
759 SQ. FT.
(70.50 SQ. M)



FIRST FLOOR
APPROX. FLOOR AREA
506 SQ. FT.
(46.98 SQ. M)

TOTAL APPROX. FLOOR AREA 1265 SQ.FT. (117.48 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 misstatement. 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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Pippin Way
Kings Hill ME19 4FQ
Guide Price £550,000

Tenure: Freehold

Council tax band: F



FABULOUS LOCATION - This detached home is located in the sought after Phase 1 of Kings Hill and enjoys being opposite the lovely Pippin Green.

Internally the property comprises entrance hall with coat cupboard, kitchen, utility room, dining room, sitting room and cloakroom. To the first floor is the main bedroom with built in wardrobes and ENSUITE, two further DOUBLE bedrooms and main bathroom.

Externally there is a pleasant rear garden with a good degree of privacy thanks to the mature tree screening. There is a driveway to the front with access to the single garage (which also benefits from a personal door in the rear direct to the garden) and a good size front garden.

- Detached House
- Phase 1 Location
- Opposite the Lovely Pippin Green Space
- Kitchen
- Utility Room
- 2 Reception Rooms
- 3 Double Bedrooms
- Ensuite, Bathroom & Cloakroom
- Front & Rear Gardens
- Garage & Driveway

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(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 Estate Charge - N/A as Phase 1
Council Tax Band F
EPC Rating - TBC
UPVC Windows (Changed in 2022 & 2018)
Gas Central Heating (New Worcester boiler in 2019)
Loft - part boarded.

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.

