



TOTAL APPROX. FLOOR AREA 2288 SQ.FT. (212.59 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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**Alderwick Grove**  
Kings Hill ME19 4GB  
£2,500 PCM

Tenure:

Council tax band: G



SHORT TERM LET - A large 5 bedroom detached property situated in a popular Grove in a convenient location on the ever in demand Kings Hill. A short distance from both primary schools, the golf course and sports park with the shopping facilities at Liberty Square close too.

As you can see from the floor plan, there is approximately 2288 sq ft of space available. In the property this is configured as 4 reception areas, giving space and varied areas to enjoy and entertain for the growing family. This home is well presented by the current owners and the attractive modern kitchen/family room is the ideal hub for modern lifestyles. The first floor has 4 bedrooms with 1 having ensuite and then the family shower room. To the second floor there is a full master suite with dressing area and it's own bathroom.

Externally there is a double garage with parking to the front. This has a 1st floor that provides an excellent office space, ideal for those working from home, or the area can simply be used as a studio, playroom or auxiliary space. The rear garden is low maintenance and a good size for properties of this style.

Pet considered.

- Detached House
- Desirable Location
- Well Presented
- Double Garage with Studio Above
- 5 Bedrooms
- 3 Bathrooms (All very modern)
- 2 Reception Rooms
- Study
- Kitchen/Diner

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
78	86	75	83

England & Wales EU Directive 2002/91/EC



LOCAL INFORMATION FOR KINGS HILL

Kings Hill is a modern, 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. This American-style of "concept living" has proven very popular and it engenders a strong sense of community among the local residents. 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 and Ashford International. The station is less than 1 mile away. Kings Hill has its own toddlers group, a pre-school nursery, three highly coveted primary schools and a youth club. The range of sports and leisure facilities are excellent. It includes shops, cafes, restaurants, 18-hole PGA championship golf course, David Lloyd health club, sports park, community centre, nature park 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 and Waitrose supermarkets, eateries and further amenities (such as hairdressers, pharmacy, doctors, dentist and much more) can be found.

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.

