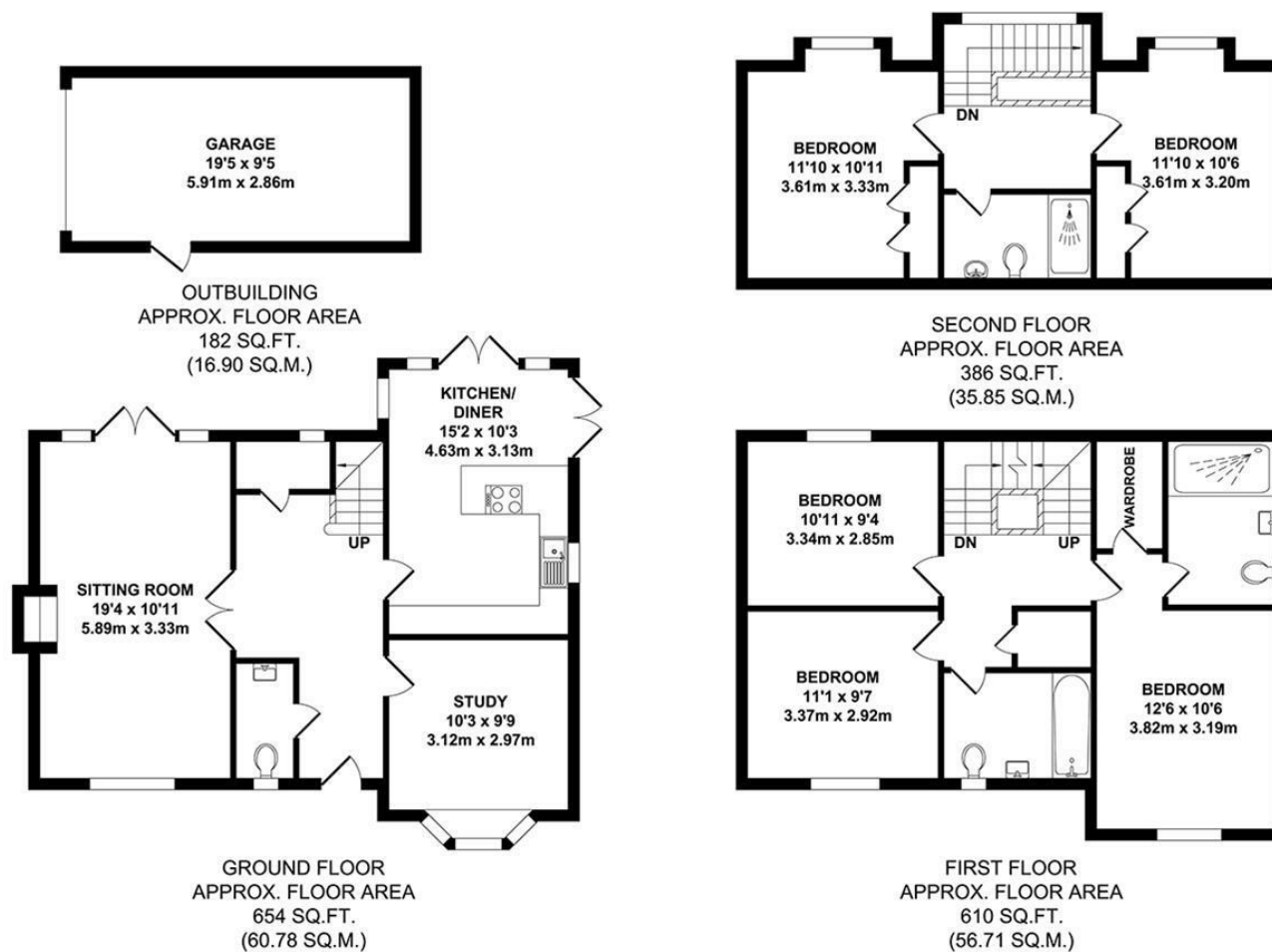




TOTAL APPROX. FLOOR AREA 1832 SQ.FT. (170.24 SQ.M.)

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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Regent Way
West Malling ME19 4EB
Guide Price £685,000

Tenure: Freehold

Council tax band: G



***GUIDE PRICE £685,000 - £710,000 ***

This well presented 5 bedroom home is situated in the ever popular Kings Hill development, with the cricket pitch a stones throw away as well as the Discovery School. The property is about 10 -15 minute walk from the main square which hosts a range of shops from restaurants to supermarkets, health services and much more!

This detached home is set over 3 floors, and benefits from a wrap around garden, parking and garage to the rear as well as a lovely modern décor throughout!

On the ground floor, you will find a spacious landing, downstairs W/C, a generously sized study, large dual aspect sitting room, and modern kitchen diner.

The first floor comprises 3 bedrooms, one of which is the main bedroom with a walk-in wardrobe and ensuite. The other 2 bedrooms are again, a great size and spacious all around. To top off the well proportioned bedrooms, is the modern decorated family bathroom.

On the 2nd floor, there is a further 2 bedrooms and family bathroom, all of a good size. This home really caters to anyone seeking space, whether its multigenerational living, teenage kids, or just wanting that feeling of space, this home will tick all of those boxes!

CALL NOW TO ARRANGE YOUR VIEWING!

- 5 Bedrooms
- Detached
- Ensuite
- Garage
- Wrap around parking
- Over 3 floors
- Great Location
- Modern décor throughout
- Close to schools and amenities



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	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
(43-54) E			(43-54) E
(31-42) F			(31-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

ADDITIONAL INFORMATION

Freehold
Kings Hill Management Charge for 2025 - £444pa.
Built by Bellway in 2010
Council Tax Band - G
EPC Rating - TBC

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.

