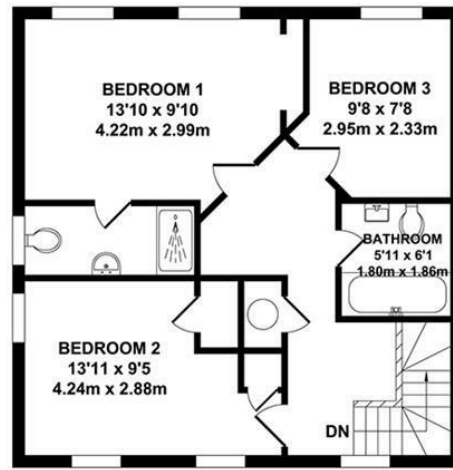
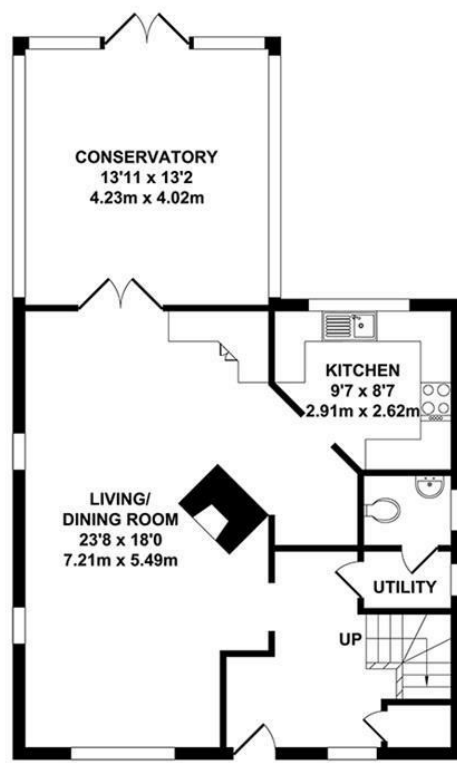


TOTAL APPROX. FLOOR AREA 1393 SQ.FT. (129.42 SQ.M.)

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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Braeburn Way
Kings Hill ME19 4JZ
Offers Over £625,000

Tenure: Freehold

Council tax band:



This charming and IMMACULATELY presented 3 bedroom detached home is situated in a sought after location on Braeburn Way. With a short walk to the square, you will discover all of Kings Hills amenities, whether its the supermarkets, restaurants, pubs, health and fitness services plus much more!

On the ground floor, the property comprises of a kitchen, living room, dining area, utility room / downstairs WC.

On first floor, there is a a main bedroom with an ensuite and recess for the wardrobes. There are a further two bedrooms, one of which has fitted storage, a family bathroom and landing storage.

Externally, the property offers a low maintenance garden. In the garden, there is a door directly to the garage mainly used for storage, plus a rear gate, so you can access your driveway and parking with ease.

Call now not to miss out on this exceptional home!

- Detached
- 3 Bedrooms
- Well presented
- Garage and Driveway
- Sizable orangery
- Low maintenance garden
- GREAT LOCATION
- Close to amenities
- Ensuite and family bathroom



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			(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 - £N/A
Built by Charles Church
Bespoke fitted Howdens kitchen with porcelain worktops all fitted in 2025
Family bathroom has been updated in 2025
Gas and electric fireplaces
Open fire place
Last boiler service - 10/2025
Council Tax Band -
EPC Rating -

