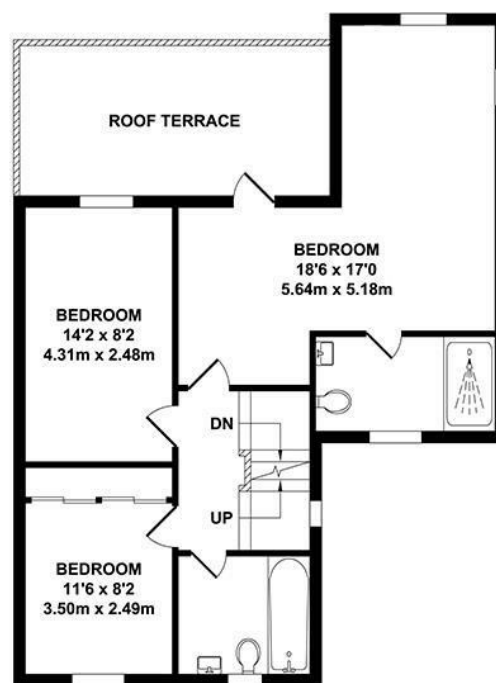
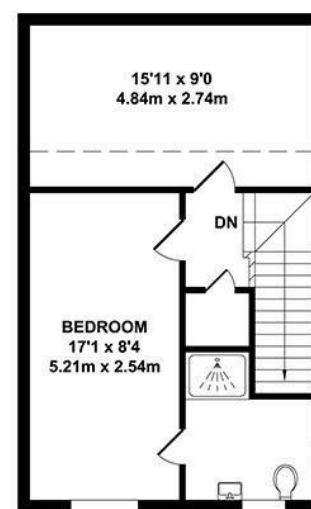


GROUND FLOOR
APPROX. FLOOR AREA
809 SQ.FT.
(75.16 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
625 SQ.FT.
(58.06 SQ.M.)



SECOND FLOOR
APPROX. FLOOR AREA
418 SQ.FT.
(38.80 SQ.M.)

TOTAL APPROX. FLOOR AREA 1852 SQ.FT. (172.02 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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Baddlesmere Drive
Kings Hill ME19 4SF
Offers Over £610,000

Tenure: Freehold

Council tax band: F



BEAUTIFULLY PRESENTED semi-detached home situated in a highly desirable spot side on to mature woodlands and just a stones throw from the onsite green space/play area and just a short distance from Orchard Park, the local shops and amenities. ABSOLUTELY NEEDS TO BE VIEWED TO BE APPRECIATED!

Internally the accommodation is arranged over 3 floors. The ground floor provides an entrance hall, cloakroom and a FANTASTIC open plan kitchen/living area with doors to the REAR GARDEN.

To the first floor you will find an IMPRESSIVE MAIN BEDROOM with dressing area, ensuite and roof terrace, two further double bedrooms and a main bathroom. To the second floor is a further large ensuite bedroom and walk in eaves storage room.

Externally the property offers the convenience of your own driveway, a longer than average garage and ample visitor parking in the vicinity. The rear garden enjoys a peaceful feel thanks to the mature woodlands to one side.

- Lovely Plot Side On To Woodlands
- Semi-Detached Home
- Garage & Driveway
- Contemporary Open Plan Kitchen/Diner/Living Room
- Impressive Bedroom Suite with Dressing Area, Ensuite & Roof Terrace
- 3 Further Large Bedrooms
- 2 Ensuites, Bathroom & Cloakroom
- Close to Two Lovely Parks
- Ample Visitor Parking in Vicinity

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(43-54) E</p> <p>(31-42) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(43-54) E</p> <p>(31-42) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
England & Wales	EU Directive 2002/91/EC	England & Wales	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 (First Port) - £311pa
Built by Countryside in 2021
Remaining 10 Year NHBC Warranty
Council Tax Band F
EPC Rating B

