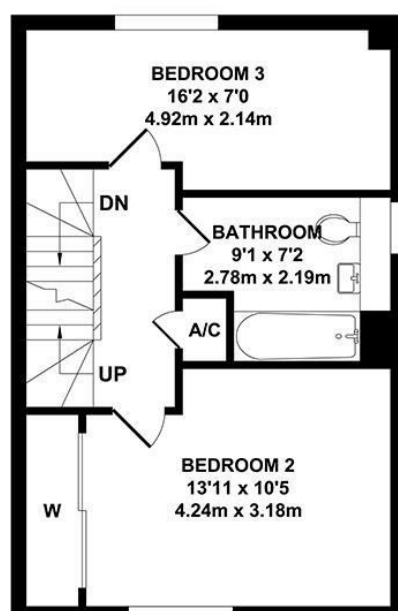
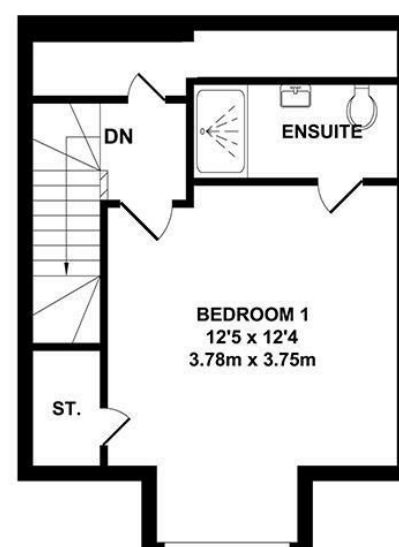


GROUND FLOOR
APPROX. FLOOR AREA
448 SQ.FT.
(41.65 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
404 SQ.FT.
(37.55 SQ.M.)



SECOND FLOOR
APPROX. FLOOR AREA
326 SQ.FT.
(30.29 SQ.M.)

TOTAL APPROX. FLOOR AREA 1179 SQ.FT. (109.49 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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Edington Way
Kings Hill ME19 4SW
Guide Price £475,000

Tenure: Freehold

Council tax band: E



GUIDE PRICE ***£475,000 - £500,000*** CHAIN FREE

A superb 3 bedroom semi detached home arranged over 3 floors. Being just 2 years old it is the perfect home for anyone wanting generous bedrooms sizes and modern, high specification interior. The property is conveniently located walking distance of the lovely Linear Park and also provides easy access to shops, gyms, schools and amenities of Kings Hill..

Internally the accommodation comprises entrance hall, coat handing recess, storage cupboard, cloakroom, kitchen with integral appliances, breakfast bar that is open plan to the bright lounge/dining room with feature fire and doors to the garden.

To the first floor are two fantastic size bedrooms (bedroom 2 having built in wardrobes) and the main bathroom. To the second floor is a large main bedroom with en-suite, walk in wardrobe & further storage cupboard that is also used as walk in wardrobe by the current owners.

Externally the property has parking for two/three vehicles to the side of the property and enjoys an easy to maintain rear garden.

- Semi-Detached House
- High Specification Home
- Stunning Open Plan Kitchen/Diner/Living Room
- 3 Double Bedrooms
- Plenty of Storage & Wardrobes
- Modern Bathroom, Ensuite & Cloakroom
- Rear Garden
- Driveway for 2 Cars & Plenty of Visit Parking

| 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 | |
| (43-54) E | | (43-54) E | |
| (31-42) F | | (31-42) F | |
| (1-20) G | | (1-20) G | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | 84 | England & Wales | 94 |
| 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.

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.

