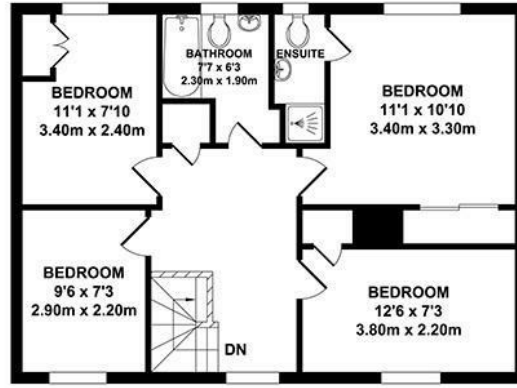
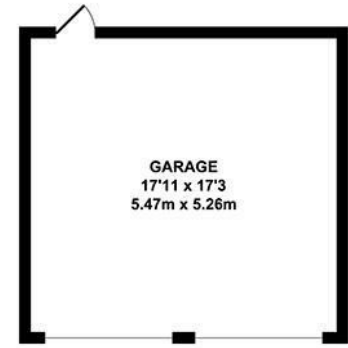


GROUND FLOOR  
APPROX. FLOOR AREA  
813 SQ.FT.  
(75.56 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
613 SQ.FT.  
(56.96 SQ.M.)



GARAGE  
APPROX. FLOOR AREA  
310 SQ.FT.  
(28.77 SQ.M.)

TOTAL APPROX. FLOOR AREA 1736 SQ.FT. (161.29 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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Mercers Place  
Kings Hill ME19 4PA  
Guide Price £675,000

Tenure: Freehold

Council tax band: F



GUIDE PRICE £675,000 -£700,000 - Detached family home situated in a peaceful spot on the ever popular Phase 1 of Kings Hill. The property occupies a prominent corner position on the beautiful, tree lined avenue that is Peregrine Road. This is a no through road and adjoins the golf course, pretty walkways and woodland walks.

Internally the accommodation comprises entrance hall, modern fitted kitchen/breakfast room, utility room, sitting room, family room, cloakroom and a large conservatory. To the first floor there is a main bedroom with ensuite shower room, 3 further bedrooms and family bathroom. All bedrooms benefit from built in wardrobes.

Externally the property has a double garage (with personal door into garden) & driveway. The rear garden enjoys a good degree of privacy.

We recommend viewing at your earliest convenience to appreciate the attractive location.

- Detached House
- Quiet Phase 1 Location Close To The Golf Course
- 4 Bedrooms
- Ensuite, Bathroom & Cloakroom
- Modern Fitted Kitchen/Breakfast Room
- Sitting Room
- Conservatory
- Double Garage & Driveway



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
71	85	67	82

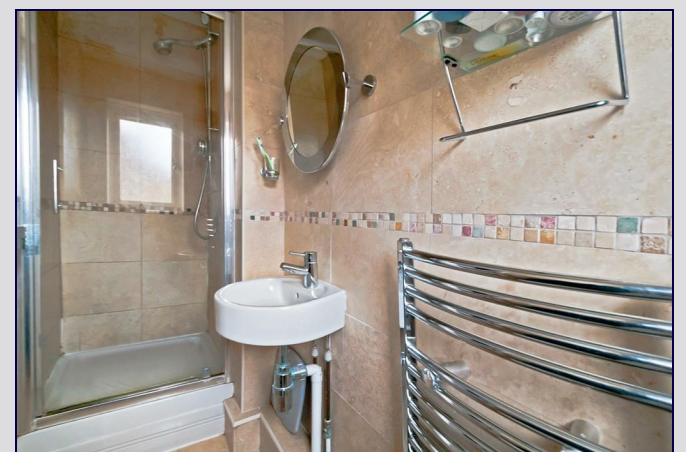
Energy Efficiency Rating: 71 (Current), 85 (Potential)  
 Environmental Impact (CO<sub>2</sub>) Rating: 67 (Current), 82 (Potential)

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
- Council Tax Band F
- EPC Rating D
- Double Glazing
- Plantation Shutters Included
- New boiler in 2023
- Kings Hill Management Charge - N/A

#### 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.

