



GARAGE
APPROX. FLOOR AREA
193 SQ.FT.
(17.94 SQ.M.)

GROUND FLOOR
APPROX. FLOOR AREA
700 SQ.FT.
(65.02 SQ.M.)

FIRST FLOOR
APPROX. FLOOR AREA
619 SQ.FT.
(57.53 SQ.M.)

SECOND FLOOR
APPROX. FLOOR AREA
396 SQ.FT.
(36.76 SQ.M.)

TOTAL APPROX. FLOOR AREA 1908 SQ.FT. (177.25 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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Windsor Road
Kings Hill ME19 4NX
Offers Over £625,000

Tenure: Freehold

Council tax band: G



GUIDE PRICE - £625,000-£650,000 - NO ONWARD CHAIN - A five double detached bedroom house blessed with an abundance of natural light, thanks to impressive glazing on the stairwells and throughout the house. The property is situated in an attractive spot fronting a green and is located close walking distance to the cricket green and the highly coveted Discovery School.

The accommodation is arranged over three floors and comprises spacious entrance hall, sitting room, family room, open plan kitchen/dining room and cloakroom. To the first floor there is a main bedroom with ensuite shower and walk in wardrobe, two further double bedrooms (one with large balcony) and a family bathroom. The second floor offers two further double bedrooms and a shower room.

Externally the property offers a front garden, side garden (which could be converted to further parking - subject to any necessary consent), a small rear garden with mature shrubs and a sun trap decked seating area, side gate to your driveway and single garage (the garage has power and a personal door to the garden). The parking is directly in front of your garage.

- Detached House
- NO ONWARD CHAIN
- 5 Good Size Bedrooms
- 2 x Bathrooms, Ensuite & Cloakroom
- 2 Reception Rooms
- Open Plan Kitchen/Diner
- Front, Side and Rear Gardens
- Single Garage & Driveway
- Walking Distance to Discovery School, Parks, Cricket Ground & Woodland Trails



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	
(92-100) 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	
	74		84
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 2024 - £432pa
 Local Estate Charge - None
 Built by Bellway in 2010
 Council Tax Band G
 EPC Rating C
 New Worcester Boiler In 2022 (5 year warranty)
 Alarmed



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.

