



GROUND FLOOR
APPROX. FLOOR AREA
459 SQ.FT.
(42.66 SQ.M.)

FIRST FLOOR
APPROX. FLOOR AREA
453 SQ.FT.
(42.05 SQ.M.)

SECOND FLOOR
APPROX. FLOOR AREA
456 SQ.FT.
(42.33 SQ.M.)

TOTAL APPROX. FLOOR AREA 1367 SQ.FT. (127.04 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.
Zome Media ©2021



01732 522 822
info@khp.me



Monroe Way
Kings Hill ME19 4GN
£2,100 PCM

Tenure:

Council tax band: F



A MODERN and well presented semi-detached home with TWO ALLOCATED PARKING SPACES situated within close proximity of Kings Hill's cricket pavilion, The Discovery School and Kings Hill's Sports Park.

Internally the ground floor accommodation comprises modern kitchen/diner, cloakroom W/C and living room to the rear. To the first floor you'll find 2 double bedrooms with 1 benefiting from a fitted wardrobe and the main bathroom. The 2nd floor benefits from the main bedroom with EN SUITE shower room and fitted wardrobe along with the 4th double bedroom.

Externally there is a low maintenance rear garden with access to the 2 allocated parking spaces to the rear.

Pets Considered - Pet Rent Charged At £25pcm per pet

Available from early October 2024

- Semi-Detached House
- Modern Throughout
- 4 Double Bedrooms
- Bathroom, Ensuite & Cloakroom
- Living Room
- Kitchen/Breakfast Room
- 2 Allocated Parking Spaces
- Close To Cricket Pitch
- Close to Discovery School
- AVAILABLE FROM EARLY OCTOBER 2024



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	Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions
(92-101) A	(92-101) A	(92-101) A	(92-101) A
(81-91) B	(81-91) B	(81-91) B	(81-91) B
(69-80) C	(69-80) C	(69-80) C	(69-80) C
(55-68) D	(55-68) D	(55-68) D	(55-68) D
(39-54) E	(39-54) E	(39-54) E	(39-54) E
(21-38) F	(21-38) F	(21-38) F	(21-38) F
(1-20) G	(1-20) G	(1-20) G	(1-20) G
Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions	Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions
England & Wales	England & Wales	England & Wales	England & Wales
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC

LOCAL INFORMATION FOR KINGS HILL

Kings Hill is a modern, 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. This American-style of "concept living" has proven very popular and it engenders a strong sense of community among the local residents. 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 and Ashford International. The station is less than 1 mile away. Kings Hill has its own toddlers group, a pre-school nursery, three highly coveted primary schools and a youth club. The range of sports and leisure facilities are excellent. It includes shops, cafes, restaurants, 18-hole PGA championship golf course, David Lloyd health club, sports park, community centre, nature park 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 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 rental particulars as accurate as possible, all interested parties must verify their accuracy themselves.

