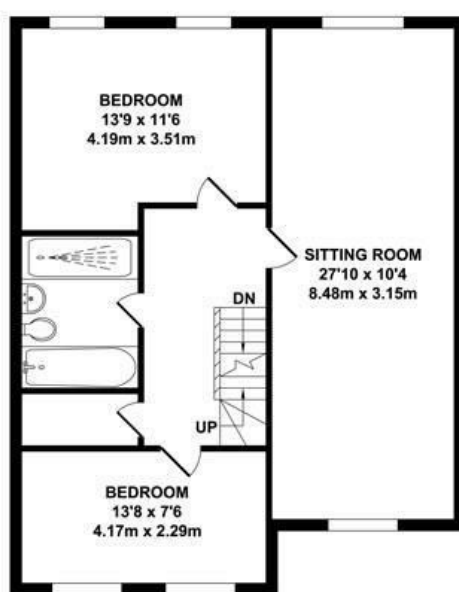
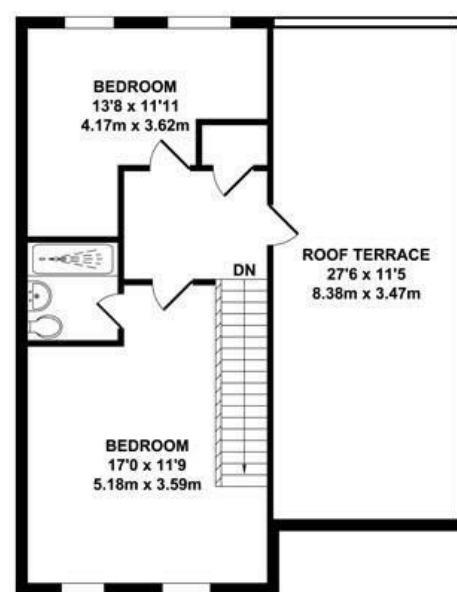


GROUND FLOOR
APPROX. FLOOR AREA
741 SQ.FT.
(68.86 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
741 SQ.FT.
(68.86 SQ.M.)



SECOND FLOOR
APPROX. FLOOR AREA
740 SQ.FT.
(68.77 SQ.M.)

TOTAL APPROX. FLOOR AREA 2223 SQ.FT. (206.49 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.
Zome Media ©2023



01732 522 822
info@khp.me



Vickers Grove
Kings Hill ME19 4SE
Guide Price £650,000

Tenure: Freehold

Council tax band: G



An IMMACULATELY PRESENTED town house. This spacious home is in excess of 2200sqft and is situation in a highly desirable spot looking out to the onsite green space/play area and just a short distance from Orchard Park, the local shops and amenities.

Internally the accommodation is arranged over 3 floors. The ground floor comprising entrance hall, cloakroom W/C, utility room and an impressive open plan kitchen/living area with doors to the garden.

To the 1st floor you will find the formal DOUBLE ASPECT sitting room, family bathroom and 2 good sized bedrooms. To the 2nd floor you will find from the main bedroom with EN SUITE shower room, good sized roof terrace and further bedroom.

Externally, the property has an integral garage with internal door from the utility room, driveway and front and rear gardens. There is ample visitor parking in front of the property around the park.

- High Specification Town House
- Stylish and Contemporary Decor Throughout
- Impressive Open Plan Kitchen/Living Space
- Double Aspect Sitting Room
- Utility Room
- 4 Generous Bedrms
- Ensuite, Bathroom & Cloakroom
- Integral Garage & Driveway
- Rear Garden & Private Roof Terrace

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
85	92		

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 - Approx £300pa
Council Tax Band G
EPC Rating B
Built in 2020 by Countryside
Remaining NHBC Warranty

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.

