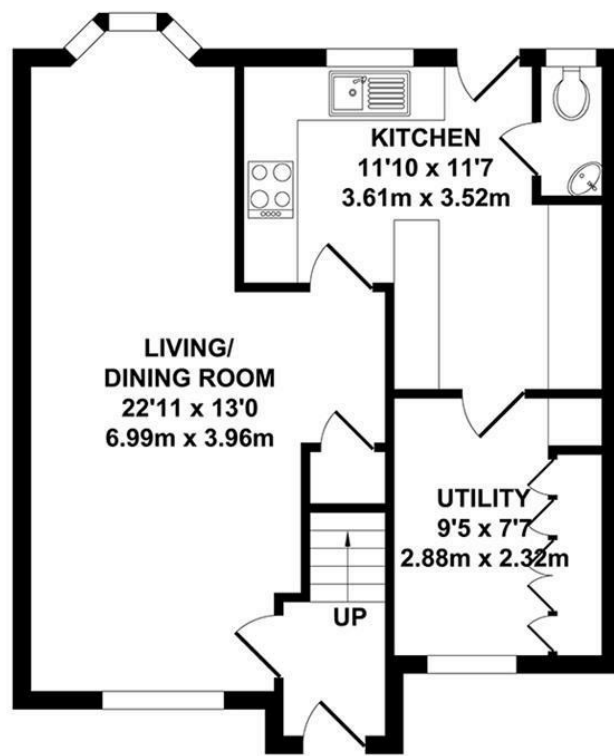
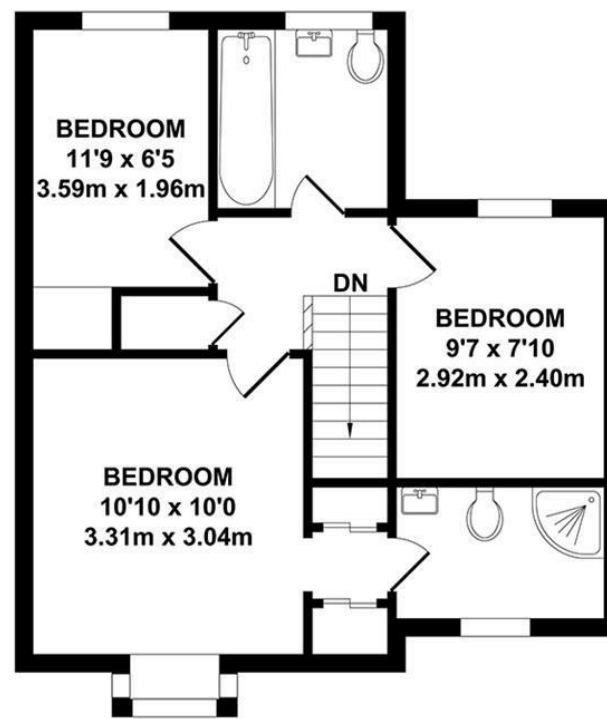




GROUND FLOOR
APPROX. FLOOR AREA
480 SQ.FT.
(44.60 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
420 SQ.FT.
(39.05 SQ.M.)

TOTAL APPROX. FLOOR AREA 900 SQ.FT. (83.65 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 ©2025



01732 522 822
info@khp.me



Chestnut Close
Kings Hill ME19 4FP
Guide Price £450,000

Tenure: Freehold

Council tax band: E



GUIDE PRICE £450,000 - £475,000 - **SOUGHT AFTER PHASE 1 LOCATION** **SOUTH FACING GARDEN**

This well presented family home is situated in a cul-de- sac location and is the most POPULAR part of Kings Hill, being PHASE 1, with no service charges at all.

This 3 bedroom semi detached home offers a unique twist for this type of home, as it has had the garage converted into a room, which has versatile usages. The house has been updated to a great standard so all you have to do is put your own stamp on it!

Laminated wooden style floors, throughout the living room and dining area, and UPVC windows fitted throughout the property. The kitchen has plenty of space for this model of home, and benefits from a downstairs toilet as well as direct access from the kitchen to good size south facing garden.

Upstairs, there are 3 bedrooms, a family bathroom and landing storage cupboard. The main bedroom has fitted wardrobe and a modern ensuite to top off its charm.

Externally, the property has a driveway and parking to the front, side access, and a lovely south face garden.

- Phase 1 Location
- Quiet Cul-de-sac Location
- Modernised Throughout
- SOUTH FACING Garden
- Semi Detached
- Extended Kitchen & Large Utility Room
- Driveway
- 3 Bedrooms
- Ensuite, Bathroom & Cloakroom

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	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	
(48-54) E		(48-54) E	
(39-47) F		(39-47) F	
(31-38) G		(31-38) G	
(1-30) G		(1-30) G	
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 - N/A as Phase 1
Built in 1995 Approximately
Council Tax Band - E
EPC Rating - TBC

