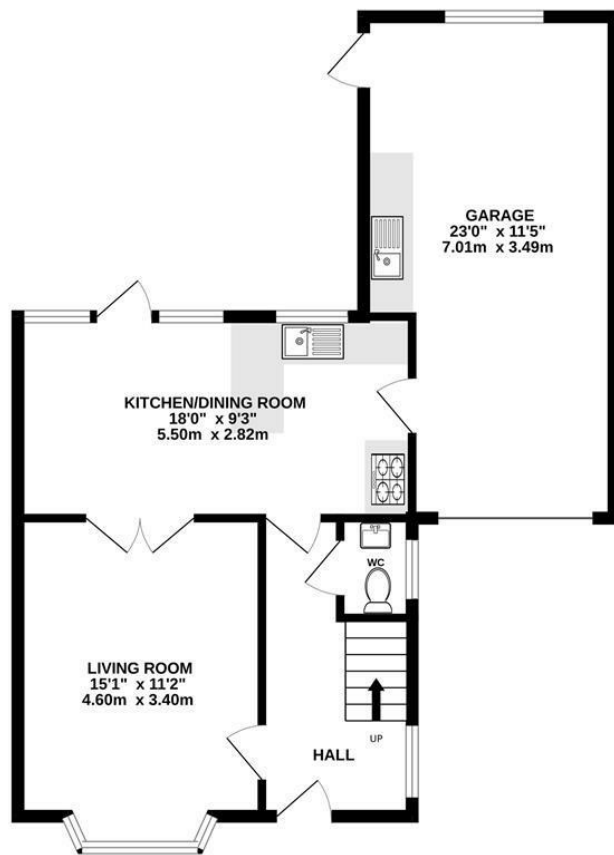
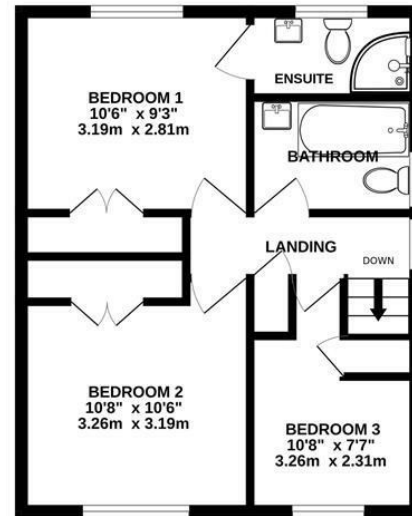


GROUND FLOOR
665 sq.ft. (61.8 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



The Property
Ombudsman

TOTAL FLOOR AREA : 1078 sq.ft. (100.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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KHP
www.khp.me

01732 522 822
info@khp.me



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Bramley Way
Kings Hill ME19 4BD
£2,100 PCM

Tenure:

Council tax band: E

KHP
www.khp.me

We are pleased to market this 3 bedroom detached house situated in the popular phase 1 of Kings Hill.

Internally the property comprises of a hallway, downstairs cloakroom, living room, dining room and Kitchen which comes with integrated fridge, oven and dishwasher.

To the first floor is a master bedroom with built in wardrobes and ensuite shower room, a further 2 bedrooms and family bathroom.

Externally there is a garage, drive way and good sized rear garden

In order to arrange a viewing please contact the Lettings team on 01732 522 822 or email info@khp.me

AVAILABLE IMMEDIATELY

- NO ONWARD CHAIN
- Great Size Plot, Offering Huge Potential to Extend
- Detached House
- Refurbished Condition
- Modern Kitchen/Diner
- Living Room
- 3 Bedrooms
- Ensuite, Bathroom & Cloakroom
- Oversized Garage & Driveway

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 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	
(1-20)		(1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	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
Local Estate Charge -N/A as Phase 1
Council Tax Band E
EPC Rating C

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.

In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property.

