



GROUND FLOOR
APPROX. FLOOR AREA
784 SQ.FT.
(72.88 SQ.M.)

FIRST FLOOR
APPROX. FLOOR AREA
703 SQ.FT.
(65.27 SQ.M.)

TOTAL APPROX. FLOOR AREA 1487 SQ.FT. (138.15 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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Braeburn Way
Kings Hill ME19 4EP
Offers Over £550,000

Tenure: Freehold

Council tax band: E



LARGER THAN AVERAGE GARDEN, this fantastic home is a MUST SEE. This 4 bedroom link-detached home boasts an extremely convenient location close to Woodland Walks, Primary Schools and Local Amenities. Benefits from PLANNING PERMISSION TO EXTEND.

The internal accommodation comprises entrance hall, cloakroom WC, living room with feature bay window, pumping character into the home, a recently fitted modern kitchen, utility room and integral access to the OVERSIZED garage.

To the first floor you will find the main bedroom with fitted wardrobes and ensuite, another good size bedroom with an ensuite, plus a further two good size bedrooms and a family bathroom.

Externally there is a generous rear garden, driveway, garage and additional piece of land to the front which could be converted to more parking.

- Link-Detached House
- Larger Than Average Garden
- Fantastic Scope To Extend/Improve (Benefits from Current Planning to Extend)
- 4 Bedrooms
- 2 Ensuited, Bathroom & Cloakroom
- Modern Kitchen
- 2 Reception Rooms
- Large Utility Area
- Oversized Garage & Driveway
- Additional owned land - ideal for create more parking!



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	
(92-101) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C	76	(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	
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
 Kings Hill Management Charge for 2024 - £432pa
 Local Estate Charge - None
 Built by David Wilson Homes in 1999
 Council Tax Band E
 EPC Rating C
 New Boiler in 2022
 Loft is Fully Boarded
 Current planning permission for a single storey extension to the rear. Drawings & more details available via the agents.



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.