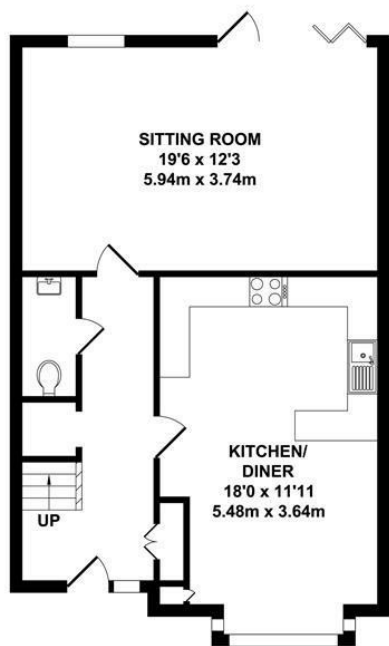
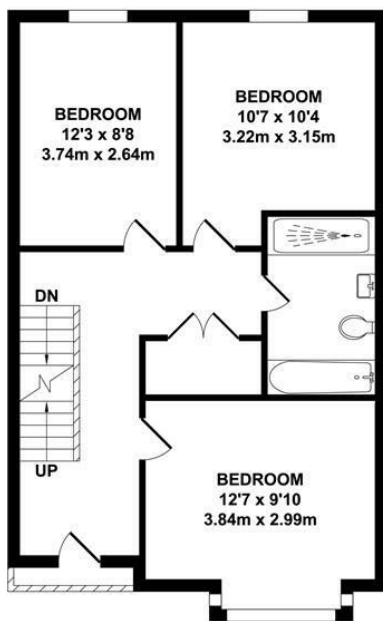




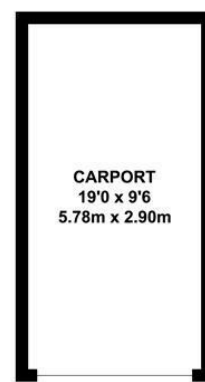
GROUND FLOOR  
APPROX. FLOOR AREA  
597 SQ.FT.  
(55.44 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
598 SQ.FT.  
(55.52 SQ.M.)



SECOND FLOOR  
APPROX. FLOOR AREA  
359 SQ.FT.  
(33.36 SQ.M.)



OUTBUILDING  
APPROX. FLOOR AREA  
180 SQ.FT.  
(16.76 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1734 SQ.FT. (161.08 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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**Beacon Avenue**  
Kings Hill ME19 4LH  
Offers Over £550,000

Tenure: Freehold

Council tax band: F





DECEPTIVELY SPACIOUS and beautifully presented family home offering MODERN living spaces over three floors. A great location close to multiple parks, orchards and Discovery School. A distinct feature of this home is the size of its bedrooms!

Internally the accommodation comprises: entrance hall, cloakroom, sitting room and kitchen/dining room. The stairs and landings are a lovely feature of this home - having a high quality solid wood flooring laid. The first floor landing also has a door to a front facing balcony which lets in a great amount of natural light.

To the first floor there is a main bathroom and three double bedrooms. To the second floor there is a large main bedroom with extensive range of built in wardrobes and ensuite shower room.

Externally there is a walled rear garden that enjoys a good degree of privacy with a back access gate leading to the car port and parking area. As well as benefiting from two parking spaces there is also some visitor parking as you enter the court yard.

- End of Terrace House
- Close to Multiple Parks & Orchards
- Modern Kitchen/Diner
- Spacious Sitting Room
- 4 Large Double Bedrooms
- Ensuite, Bathroom & Cloakroom
- Walled Rear Garden
- Car Barn & 2 Parking Spaces
- Benefits from Remaining NHBC Warranty

| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating |                                                                 |
|---------------------------------------------|---------|------------------------------------------------|-----------------------------------------------------------------|
|                                             | Current | Potential                                      |                                                                 |
| Very energy efficient - lower running costs |         |                                                | Very environmentally friendly - lower CO <sub>2</sub> 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                                                       |
| (43-54) E                                   |         |                                                | (43-54) E                                                       |
| (31-42) F                                   |         |                                                | (31-42) F                                                       |
| (1-20) G                                    |         |                                                | (1-20) G                                                        |
| Not energy efficient - higher running costs |         |                                                | Not environmentally friendly - higher CO <sub>2</sub> emissions |
| England & Wales                             | 86      | 94                                             | 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 for 2025 - £444pa  
Local Estate Charge (Gateway) - Approx £500pa  
Built by Bellway in 2018  
Remaining NHBC Warranty  
Council Tax Band F  
EPC Rating B  
Loft - 1/2 boarded with ladder.

**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.

