



34 Dawn Lane, Kings Hill, West Malling, ME19 4DH
Offers Over £650,000



Stunning 5 Bedroom House In Kings Hill.


A truly immaculate house set in the always desirable Kings Hill where there has been a huge amount of love and attention spent making this house the very best and its clear from the minute you walk in. There is a huge 22ft sitting room with then a beautiful kitchen leading through to a dining room and then a downstairs cloakroom.

The first floor has master bedroom with en-suite, and another two double bedrooms and family bathroom. The the third floor has two further double bedrooms/home office space and shower room. The landing to the top is incredibly spacious and bright with a long horizontal window looking out across beautiful landscape.

There are so many beautiful aspects to this house and we recommend a viewing to fully appreciate it. There are additional benefits including a new boiler, electric car port, newly appointed bathroom suits throughout as well as a new kitchen and a secluded garden which is particularly spacious within the Kings Hill Development with direct access to the garage. The garage has a separate gym area to the rear.

There is planning permission granted to the rear of the kitchen too which can be discussed at a viewing.

- 5 Bedroom House
- Quiet Cul De Sac
- Stunningly Decorated
- Newly Renovated Throughout.
- New Boiler
- Secluded Garden
- Garage
- Multiple Parking Spaces

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B	78	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





ADDITIONAL INFORMATION

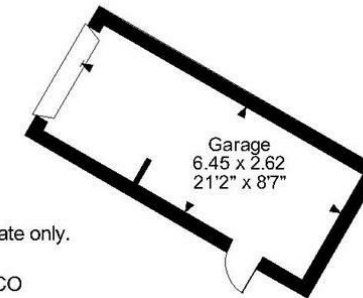
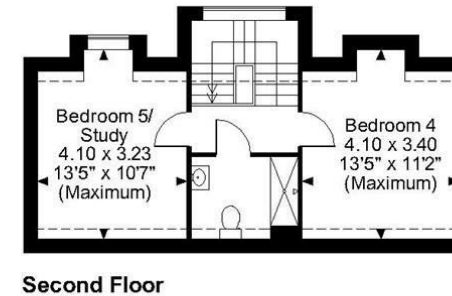
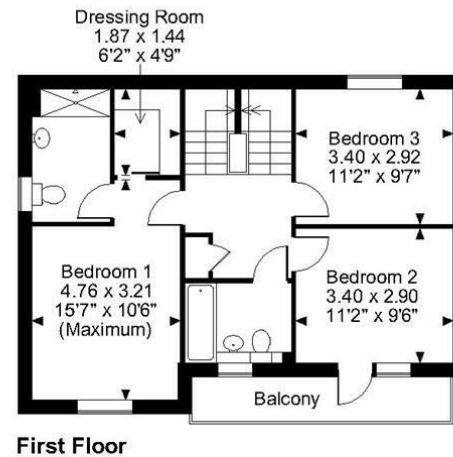
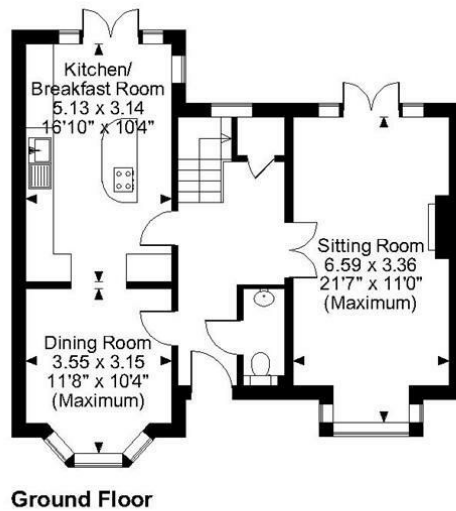
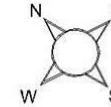
Garage
Parking for 2 cars
Council Tax Band G
EPC RATING C
New Boiler
Electric Car Charging Port

LOCAL AREA INFORMATION FOR KINGS HILL

Kings Hill is a modern, 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. This American-style of "concept living" has proven very popular and creates a strong sense of community among the local residents. 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, three highly coveted primary schools and a youth club. The range of sports and leisure facilities are excellent. It includes shops, cafes, restaurants, 18-hole golf course, David Lloyd health club, sports park, community centre, nature 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 and Waitrose supermarkets, eateries and further amenities (such as hairdressers, pharmacy, doctors, dentist and much more) can be found.



Dawn Lane, Kings Hill, West Malling
Approximate Gross Internal Area
Main House = 1621 Sq Ft/151 Sq M
Garage = 182 Sq Ft/17 Sq M
Balcony external area = 58 Sq Ft/5 Sq M
Total = 1803 Sq Ft/168 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ □ Denotes restricted head height
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