



**Sturmer Court, Kings Hill, ME19 4ST**  
**£650,000**





An attractive 4 BEDROOM DETACHED CHAIN FREE house situated on Phase 1 of Kings Hill just a short walk from woodland trails around the golf course and Pippin Way green. This home enjoys a large frontage, good parking and a great size, mature rear garden.

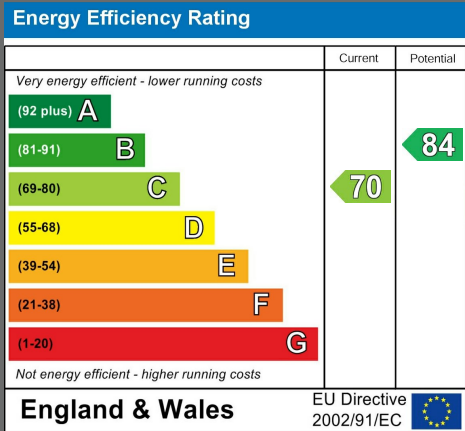
Offering vast scope for further Internal adaption the property comprises entrance hall, cloakroom, living room, dining area and kitchen with an additional study and a garage. There is also a conservatory extending the reception space even further.

To the first floor you will find 4 generous bedrooms with the master bedroom boasting an ensuite shower room. There is also a family bathroom. Three of the bedrooms benefit from built in wardrobes.

To the rear is an attractive garden with mature planting on all sides with a good sized lawn area There is a single garage and the driveway happily accommodates multiple cars.

There was previously work done to make further reception space from the double garage and the house feels incredibly spacious. Being the house on the corner it feels bigger at every angle and we believe this is a perfect family home with scope for personalisation but has been lovingly maintained.

- CHAIN FREE
- Large Detached 4 Bedroom Home
- Phase 1 of Kings Hill
- Prestigious Development
- Multiple Reception Rooms
- Large Garden And Frontage
- Close To Woodland Walks
- Primary School Close By
- Driveway And Garage
- EPC Rating C







## 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.

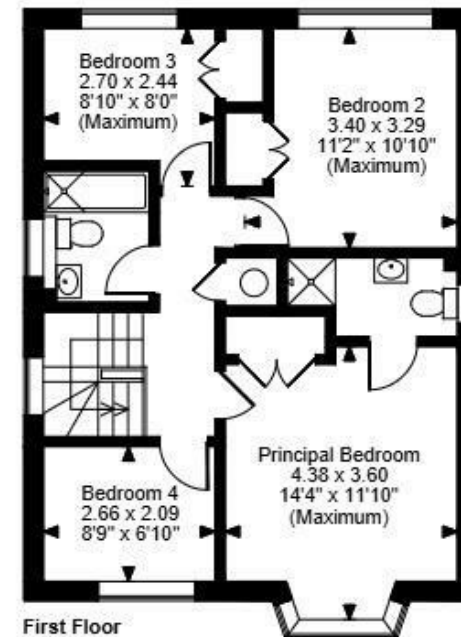
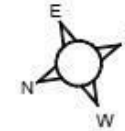


## ADDITIONAL INFORMATION

Freehold  
Council Tax Band F  
EPC Rating C  
UPVC Double Glazing  
Gas Central Heating



**Sturmer Court, West Malling, Kent**  
Approximate Gross Internal Area  
Main House = 1408 Sq Ft/131 Sq M  
Garage = 155 Sq Ft/14 Sq M  
Total = 1563 Sq Ft/145 Sq M



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